530 Brisebois Cres

Part of 265 Centrum Blvd (Forum Lands)

Reissued for ZBA
2026-05-11



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Project team

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NOTES

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CONSTRUCTION

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Forum Asset Management

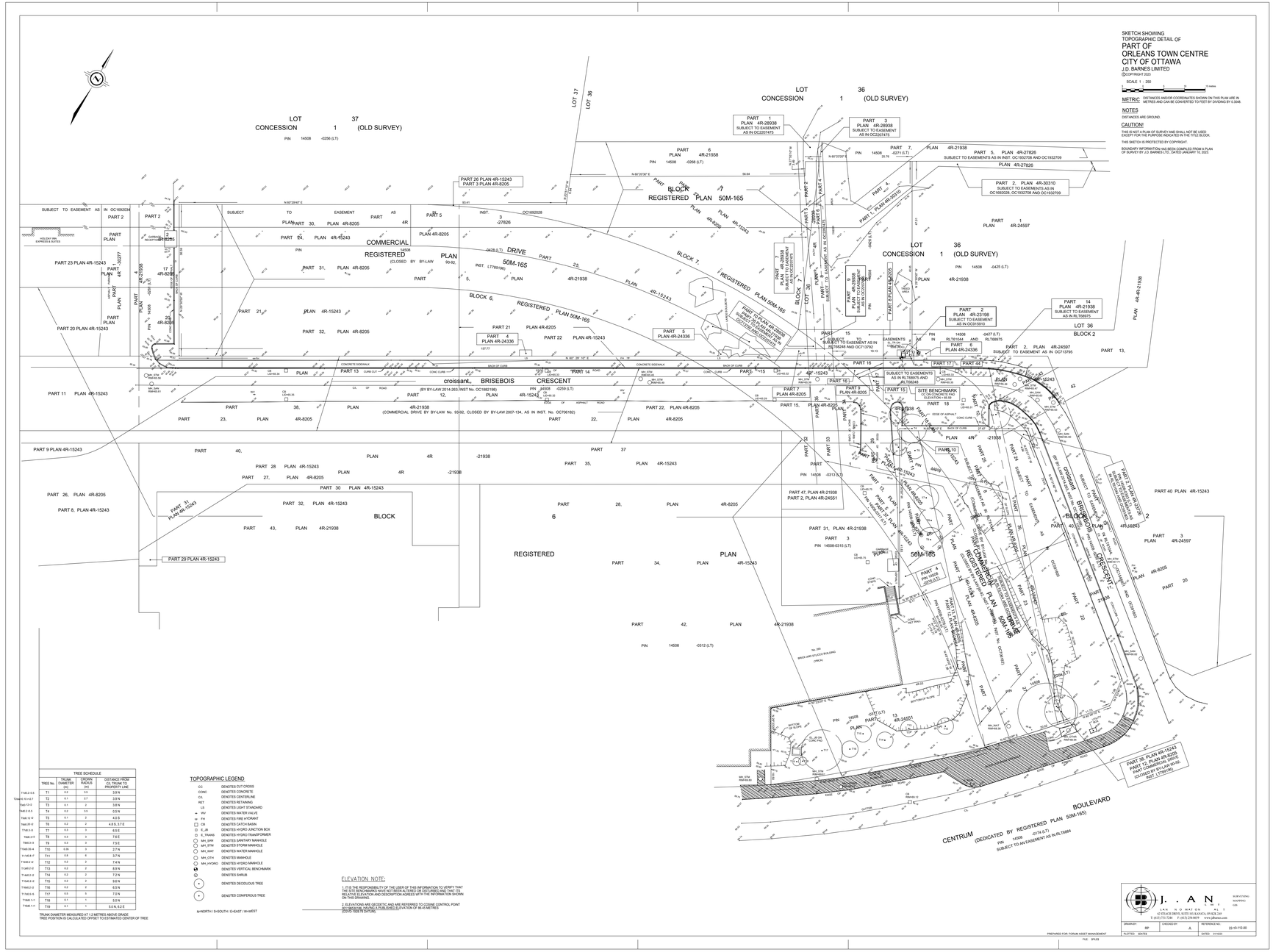
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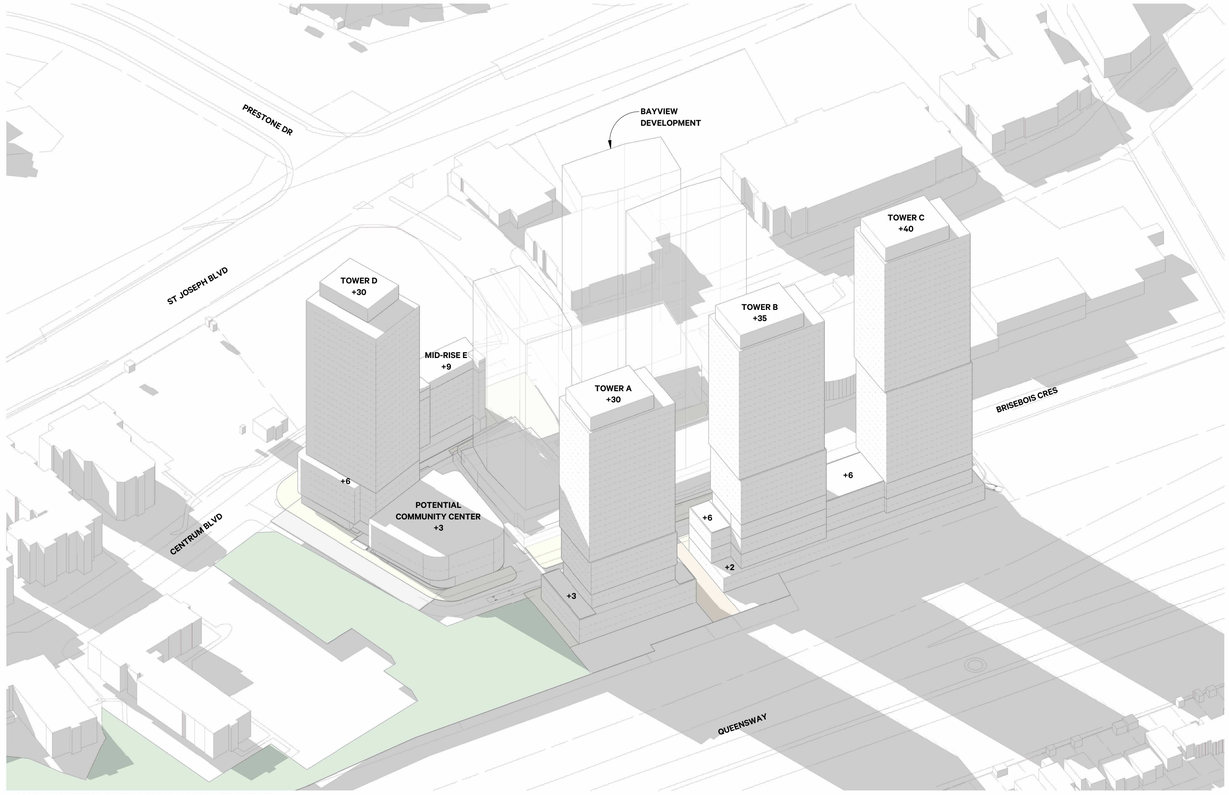
BOUNDARY PLAN OF SURVERY

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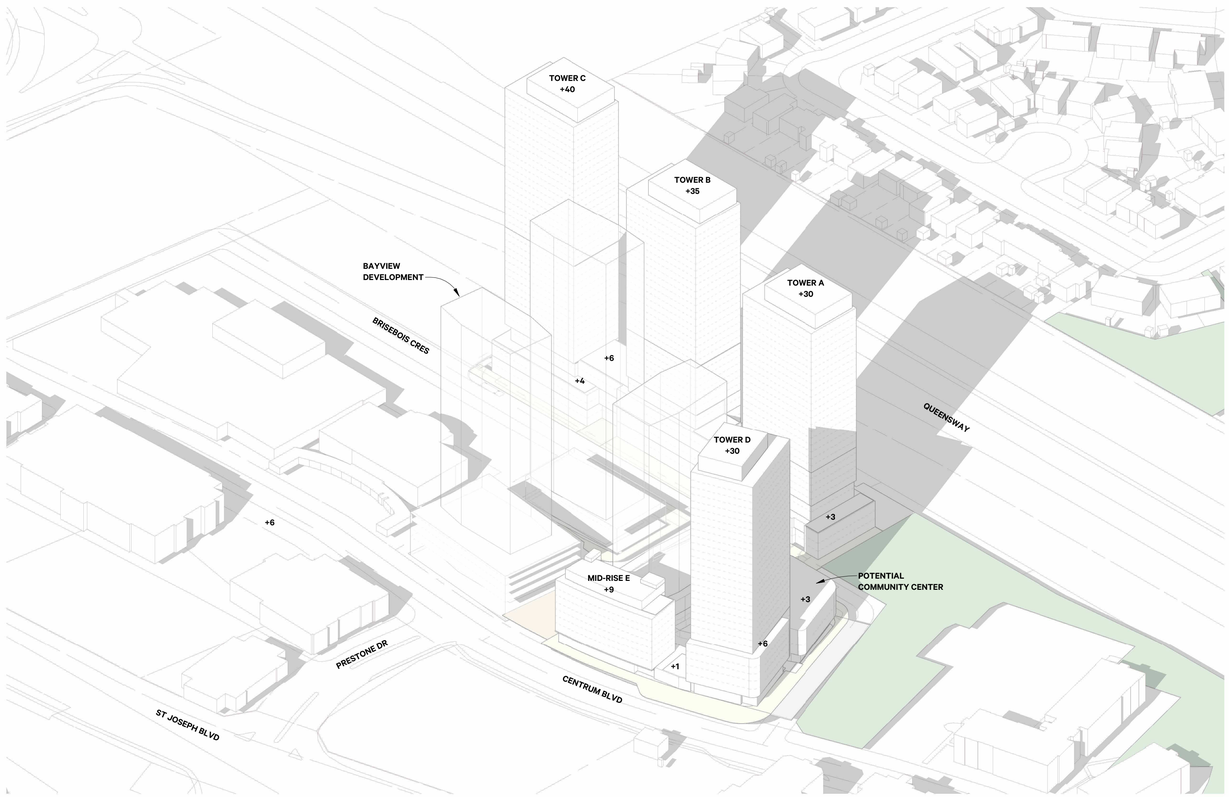
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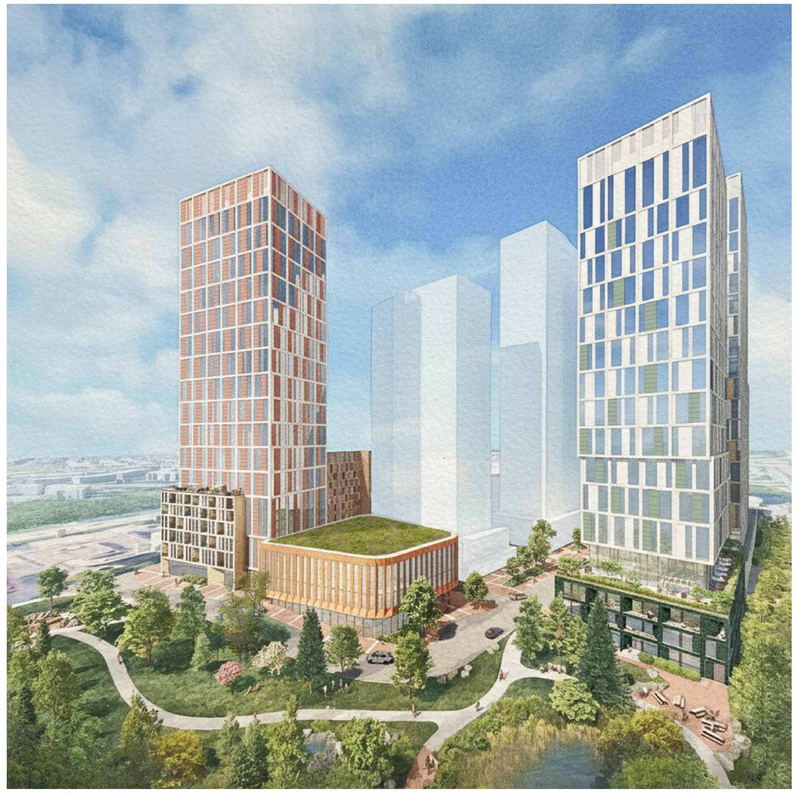
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AXONOMETRIC VIEW LOOKING SOUTHWEST



AXONOMETRIC VIEW LOOKING NORTHWEST



PERSPECTIVE VIEW LOOKING SOUTHWEST FROM SENIORS PARK



PERSPECTIVE VIEW LOOKING NORTHWEST FROM BRISEBOIS CRES

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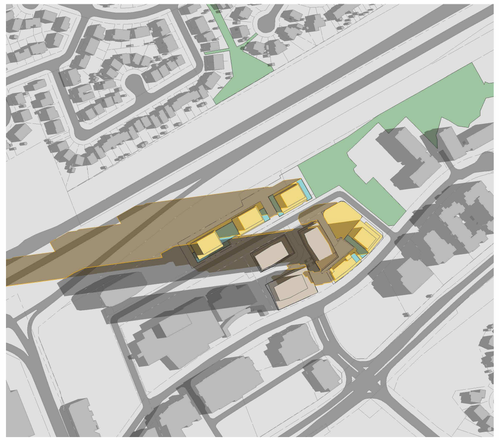
3D VIEWS

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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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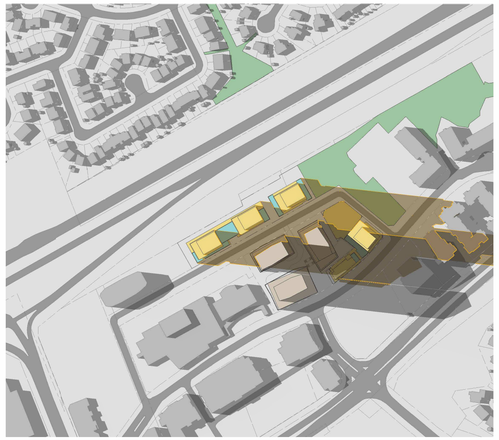
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- BAYVIEW PROPOSAL (UNDER REVIEW)
- PROPOSED OUTDOOR AMENITY
- PARKLAND

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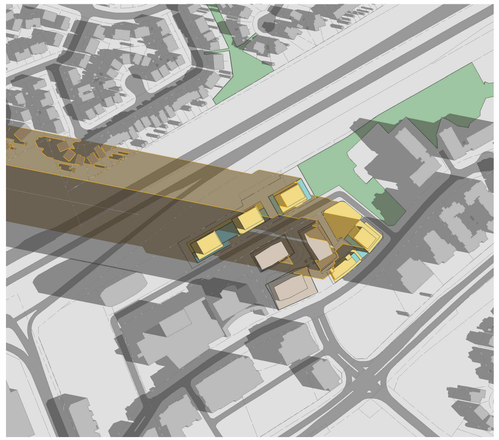
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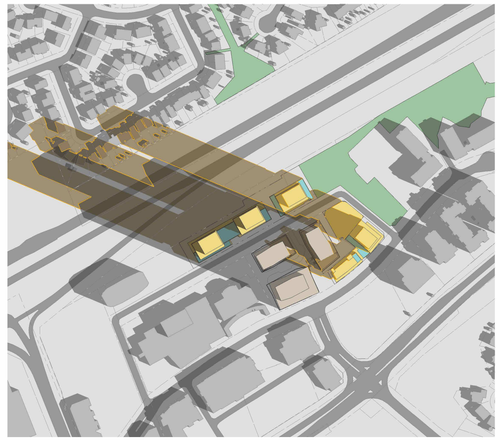
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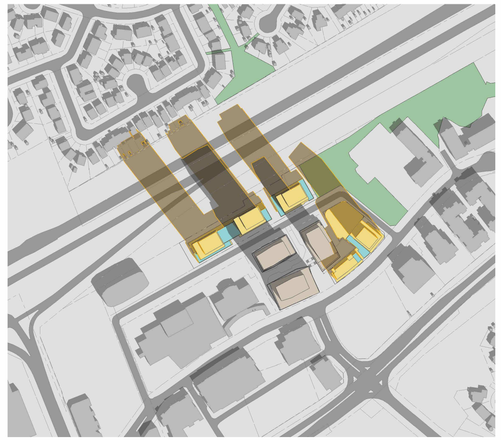
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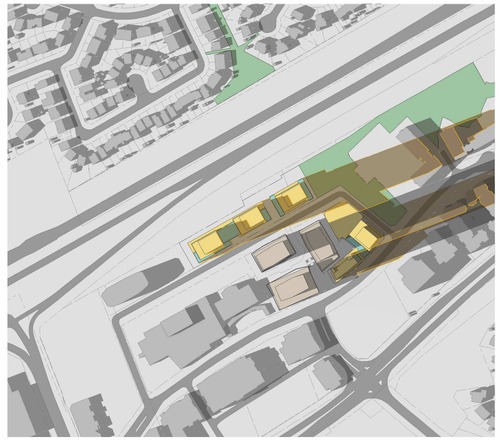
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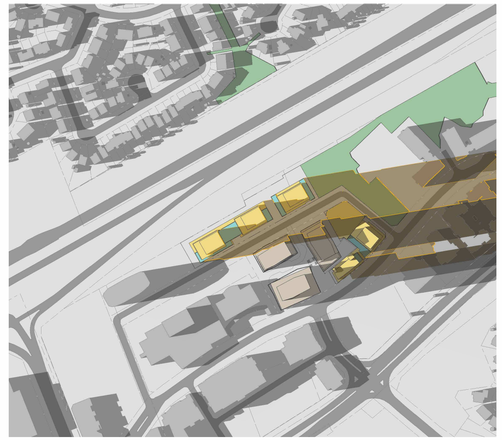
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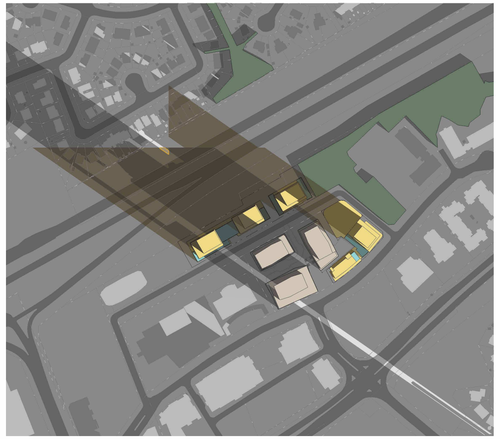
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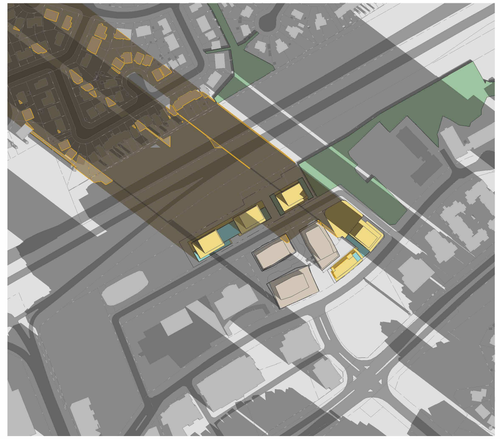
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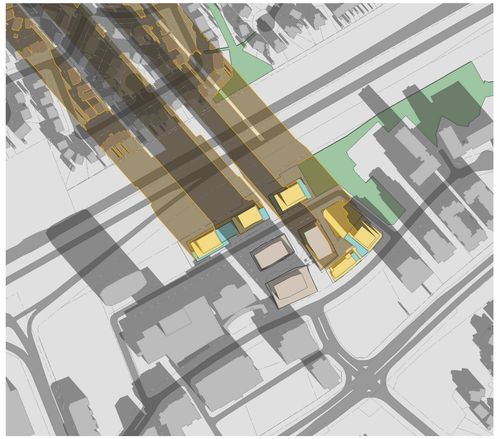
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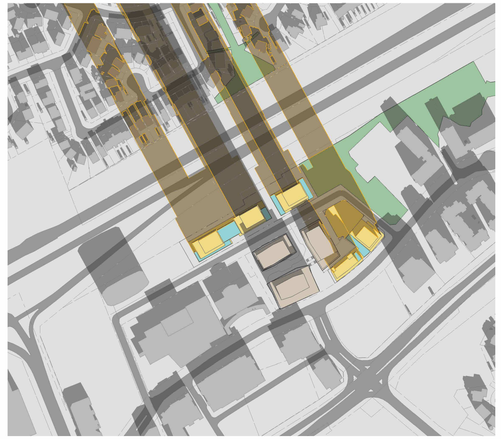
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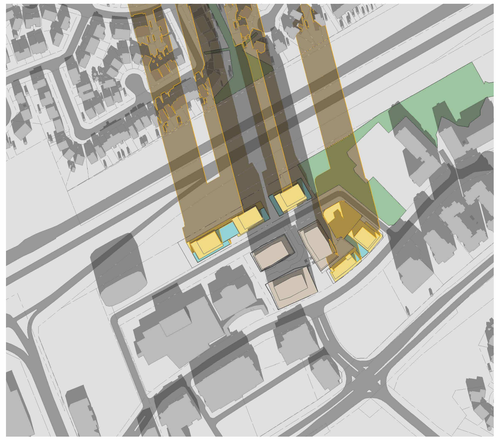
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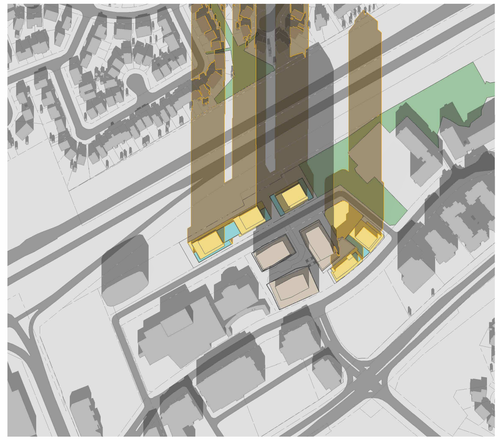
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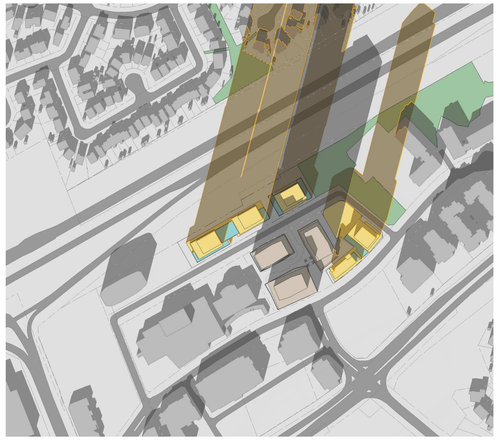
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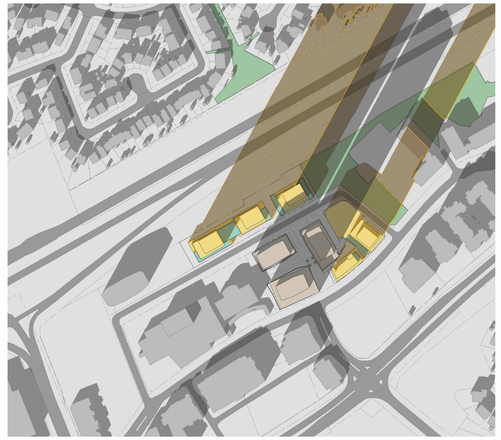
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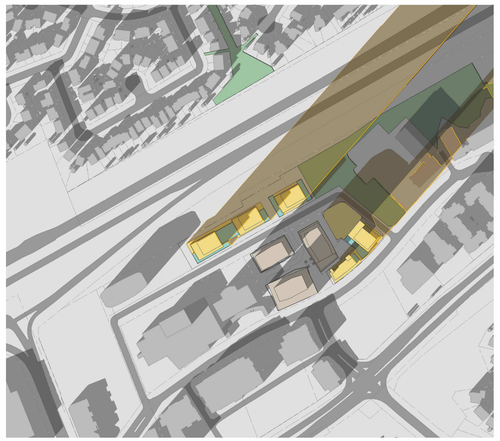
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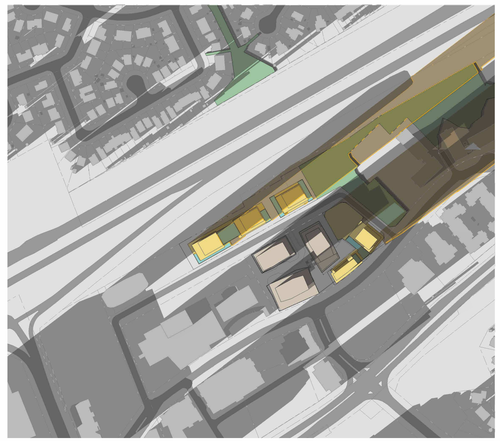
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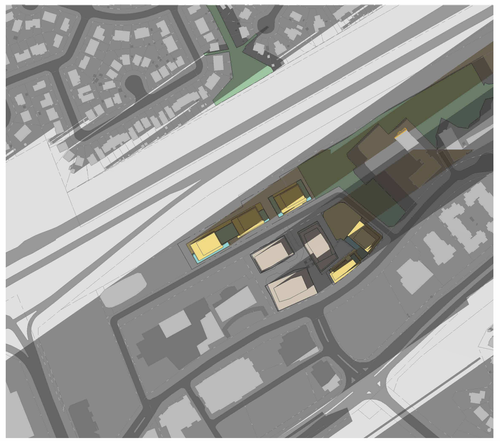
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SHADOW STUDY - DECEMBER

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

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2025-12-15 - PROJECT STATISTICS

SITE AREA		LOT B (COMMUNITY CENTRE) 1,402 m²		LOT B (FORUM BUILDING 1) 2,271 m²				LOT A (FORUM BUILDINGS 2 AND 3) 7,125 m²					
SITE ZONING		MC14[1520] S152 [6]		MC14[1520] S152				MC14[1413]					
LOT COVERAGE				LOT B (FORUM BUILDING 1)				LOT A (FORUM BUILDINGS 2 AND 3)					
	REQUIRED	TBD		N/A		N/A		N/A		N/A			
	PROPOSED			1,869 m²		82%		3,995 m²		56%			
MINIMUM LOT AREA	REQUIRED			1,350 m²				1,800 m²					
	PROPOSED	1,402 m²		2,271 m²				7,125 m²					
MINIMUM LOT WIDTH	REQUIRED	No Minimum		No Minimum				No Minimum					
	PROPOSED	TBD		32.2m				176.9m					
MINIMUM FRONT YARD SETBACK	REQUIRED	3.0m		No Minimum				3.0 m					
	PROPOSED	TBD		0.0m				2.5 m					
MINIMUM CORNER YARD SETBAC	REQUIRED	3.0m		3.0 m				N/A					
	PROPOSED	TBD		2.5 m				N/A					
MINIMUM INTERIOR SIDE YARD SETBACK	REQUIRED	3.0m		3.0 m				3.0 m					
	PROPOSED	TBD		0.0m				4.0m					
MINIMUM REAR YARD SETBACK	REQUIRED	TBD		6.0 m				2.0 m					
	PROPOSED			0.0m				5.5m					
MAXIMUM FLOOR SPACE INDEX	REQUIRED	TBD		No Maximum				No Maximum					
	PROPOSED			9.8 FSI				9.2 FSI					
GROSS FLOOR AREA[1]	**TYPE**	TBD		BUILDING 1				BUILDING 2		BUILDING 3		TOTAL	
				TOWER D		MID-RISE E		TOWER A		TOWER B+C			
	RESIDENTIAL			18,235 m²		3,358 m²		18,225 m²		46,989 m²		86,807 m²	
	COMMERCIAL			161 m²		409 m²		0 m²		0 m²		570 m²	
	TOTAL			**18,396 m²**		**3,767 m²**		**18,225 m²**		**46,989 m²**		**87,377 m²**	
FLOORPLATE SIZE		N/A		BUILDING 1				BUILDING 2		BUILDING 3			
				TOWER D		MID-RISE E		TOWER A		TOWER B	TOWER C		
	TYP TOWER LEVE 750 m²			780 m²		n/a		780 m²		780 m²	780 m²		
GROSS CONSTRUCTION AREA	**TYPE**	TBD		BUILDING 1				BUILDING 2		BUILDING 3		TOTAL	
				TOWER D		MID-RISE E		TOWER A		TOWER B+C			
	ABOVE GRADE			24,602 m²		5,543 m²		24,930 m²		64,255 m²		119,330 m²	
	PARKING			2,244 m²				1,707 m²		3,567 m²		7,518 m²	
	TOTAL			**32,389 m²**				**26,637 m²**		**67,822 m²**		**126,848 m²**	
# OF DWELLING UNITS	**TYPE**	N/A		BUILDING 1				BUILDING 2		BUILDING 3		TOTAL	
				TOWER D		MID-RISE E		TOWER A		TOWER B+C			
	STUDIO			27	9%	7	11%	26	8%	68	8%	128	9%
	1B			117	38%	28	44%	112	36%	314	38%	571	38%
	2B			132	42%	21	33%	140	45%	354	43%	647	43%
	3B			36	12%	7	11%	34	11%	82	10%	159	11%
	TOTAL			**312**		**63**		**312**		**818**		**1505**	
MAXIMUM # OF DWELLING UNITS	REQUIRED	N/A		200				100					
	PROPOSED			375				1130					
MAXIMUM BUILDING HEIGHT [2]				BUILDING 1				BUILDING 2		BUILDING 3			
				TOWER D		MID-RISE E		TOWER A		TOWER B	TOWER C		
	REQUIRED (HEIGHT)	85.0 m		85.0m		85.0m		No Maximum		No Maximum	No Maximum		
	PROVIDED (HEIGHT/ STOREYS)	15.5 m/3		100.7m / 30 STOREYS		31.2m / 8 STOREYS		100.3m / 30 STOREYS		115.3m / 35 STOREYS	130.3m/40		
MINIMUM BUILDING HEIGHT [2]				BUILDING 1				BUILDING 2		BUILDING 3			
				TOWER D		MID-RISE E		TOWER A		TOWER B	TOWER C		
	REQUIRED (HEIGHT/ STOREYS)	6.7 m		6.7 m		6.7 m		4.0m		4.0m	4.0m		
	PROVIDED (HEIGHT/ STOREYS)	TBD		21.6m / 6 STOREYS		5.0m / 1 STOREY		11.2m / 3 STOREYS		20.8m / 6 STOREYS	13.6m / 4 STOREYS		
TOWER SETBACKS[3]		N/A		BUILDING 1				BUILDING 2		BUILDING 3			
				TOWER D		MID-RISE E		TOWER A		TOWER B	TOWER C		
				REQUIRED	PROVIDED			REQUIRED	PROVIDED	REQUIRED	PROVIDED REQUIRED	PROVIDED	
	INTERIOR SIDE YARD			11.5m	7.0m	N/A		11.5m	9.9m	N/A	N/A 11.5m	12.5m	
	REAR YARD			11.5m	3.0m			11.5m	15.5m	11.5m	7.0m 11.5m	8.5m	
TOWER SEPARATION	REQUIRED	N/A		BUILDING 1				BUILDING 2		BUILDING 3			
	23m PER ZBL SECTION 77			TOWER D		MID-RISE E		TOWER A		TOWER B	TOWER C		
	25m PER ORLEANS SECONDARY PLAN			25.8m to Bayview				25.0m to Tower B		25.0m to Tower A/C	25.0m to Tower B		
RESIDENTIAL AMENITY SPACE		N/A		BUILDING 1				BUILDING 2		BUILDING 3		TOTAL	
				TOWER D		MID-RISE E		TOWER A		TOWER B+C			
	TOTAL REQUIRED (6m² PER UNIT)			**1872 m²**	**(6.0 m²/unit)**	**378 m²**	**(6.0 m²/unit)**	**1872 m²**	**(6.0 m²/unit)**	**4908 m²**	**(6.0 m²/unit)**	**9030 m²**	
	TOTAL PROVIDED (3.1m² PER UNIT)			**962 m²**	**(3.1 m²/unit)**	**192 m²**	**(3.0 m²/unit)**	**1046 m²**	**(3.4 m²/unit)**	**2471 m²**	**(3.0 m²/unit)**	**4671 m²**	
	INTERIOR COMMUNAL			709 m²		128 m²		693 m²		1662 m²		3192 m²	
	EXTERIOR COMMUNAL			253 m²		64 m²		353 m²		809 m²		1479 m²	
OFF-STREET LOADING		TBD		BUILDING 1				BUILDING 2		BUILDING 3		TOTAL	
				1				1		1		3	
BICYCLE PARKING	RATE	TBD		BUILDING 1				BUILDING 2		BUILDING 3		TOTAL	
				TOWER D + MID-RISE E				TOWER A		TOWER B+C			
	TOTAL REQUIRED 0.5												
	RESIDENT 0.50			188				156		409		753	
	COMMERCIAL 1/250m²			3				-		-		3	
	TOTAL PROVIDED 0.5												
	ALL USES			191				156		409		**756**	
VEHICULAR PARKING	RATE	TBD		BUILDING 1				BUILDING 2		BUILDING 3		TOTAL	
				TOWER D + MID-RISE E				TOWER A		TOWER B+C			
	TOTAL REQUIRED			**30**				**30**		**30**		**90**	
	RESIDENT 0			0				0		0		0	
	VISITOR 30 PER BUILDING			30				30		30		90	
	COMMERCIAL 0/100m²			0				0		0		0	
	TOTAL PROVIDED			**31**				**30**		**68**		**129**	
ACCESSIBLE PARKING	RATE	TBD		BUILDING 1				BUILDING 2		BUILDING 3		TOTAL	
				TOWER D + MID-RISE E				TOWER A		TOWER B+C			
	REQUIRED 4% OF PARKING[4]			2				2		3		7	
	PROVIDED			2				2		3		7	

NOTES:
1. 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;
   a) floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
   b) common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
   c) bicycle parking; motor vehicle parking or loading facilities;
   d) common laundry, storage and washroom facilities that serve the building or tenants;
   e) common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
   f) common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
   g) living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)
2. 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
3. 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

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NO.	DATE	REVISION/COMMENT
1	2025-12-12	Issued for ZBA
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NOTES

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

Forum Asset Management

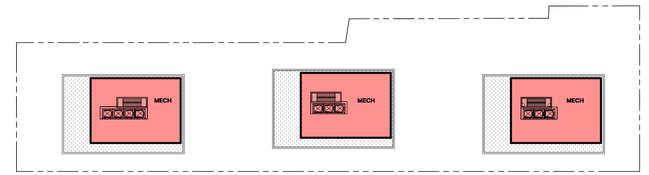
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PROJECT		DRAWN	MC
SCALE		CHECKED	RN
DATE	10/12/2025		

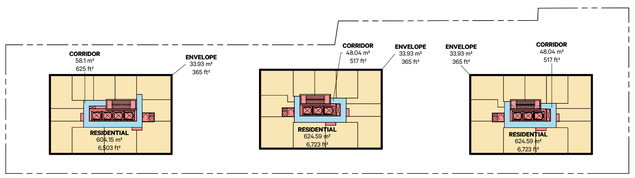
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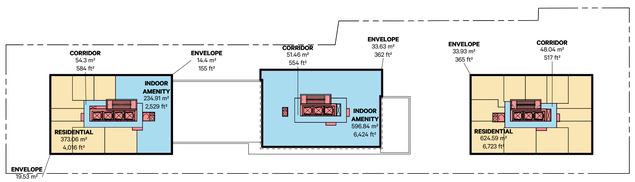
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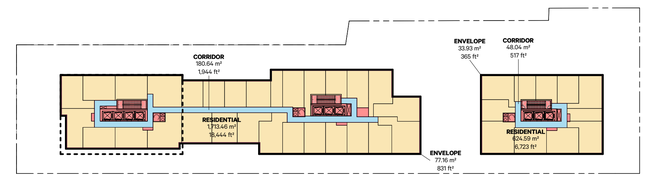
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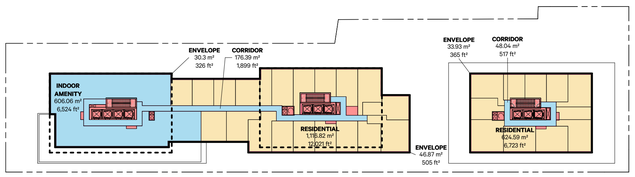
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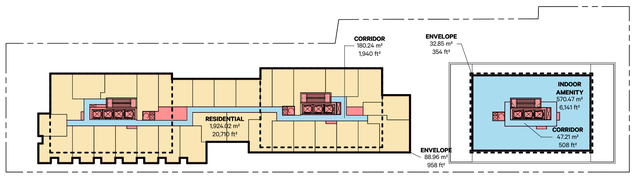
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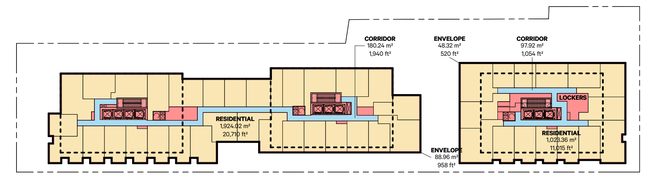
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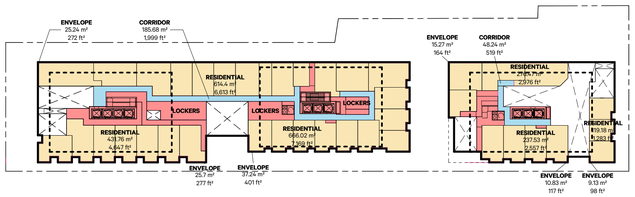
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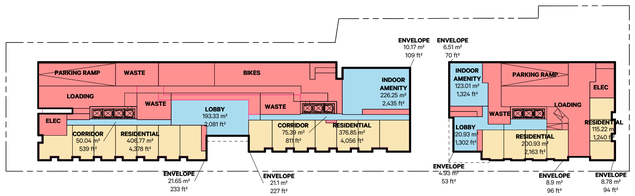
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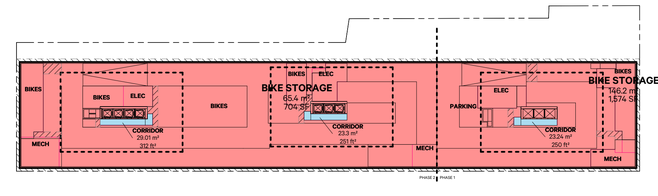
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NORTH - LEVEL 02
scale: 1 : 800



NORTH - LEVEL 01
scale: 1 : 800



NORTH - LEVEL P1
scale: 1 : 800

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NOTES

GFA DEFINED BY CITY OF OTTAWA

GFA EXCLUSIONS

GFA EXCLUSIONS COUNTED IN DEVELOPER PROFORMA

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

Forum Asset Management

GFA PLANS - NORTH

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

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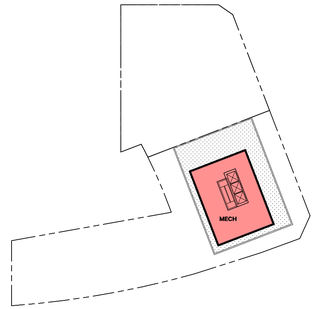
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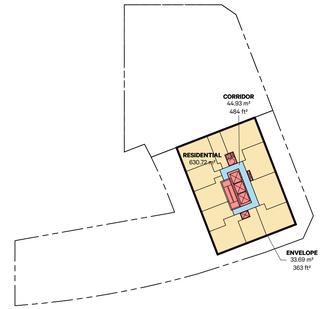
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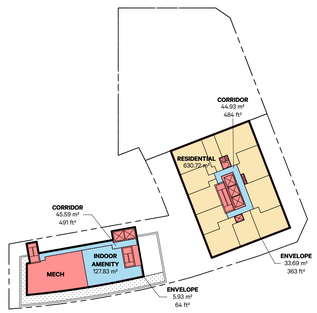
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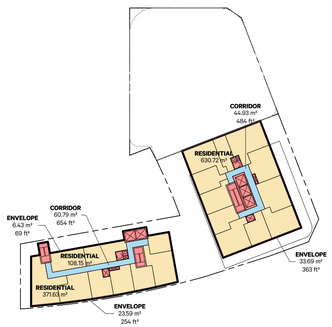
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SOUTH - LEVEL 09
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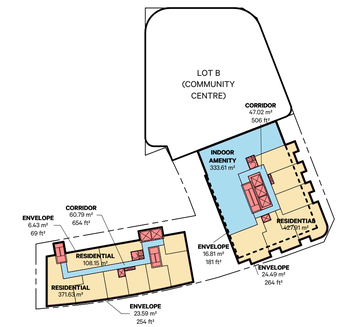
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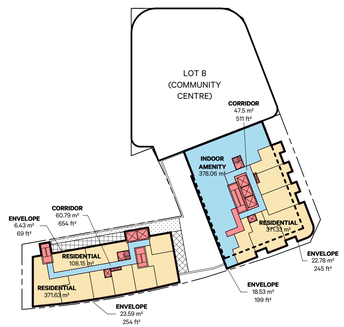
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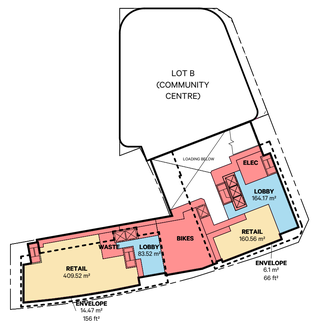
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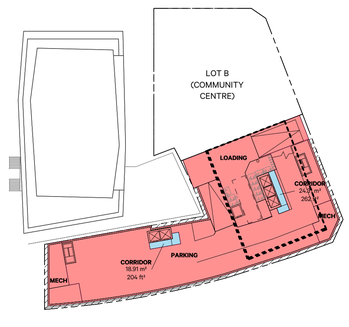
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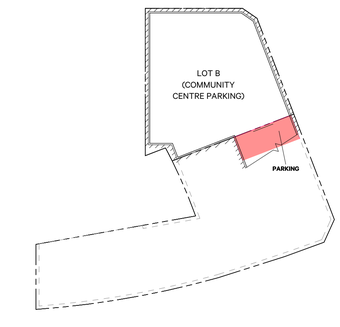
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SOUTH - LEVEL 01
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SOUTH - LEVEL P1
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SOUTH - LEVEL P2
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NOTES

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GFA PLANS - SOUTH

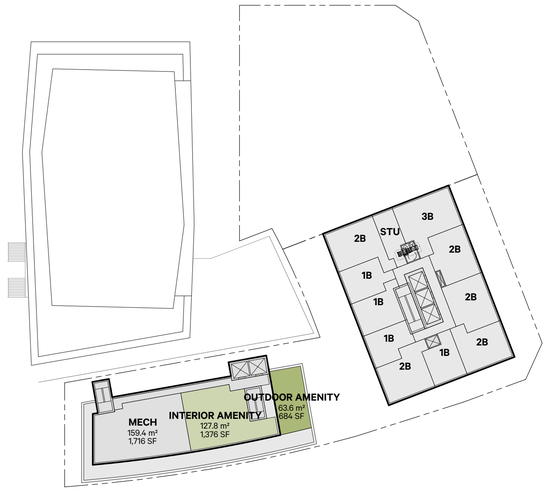
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SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

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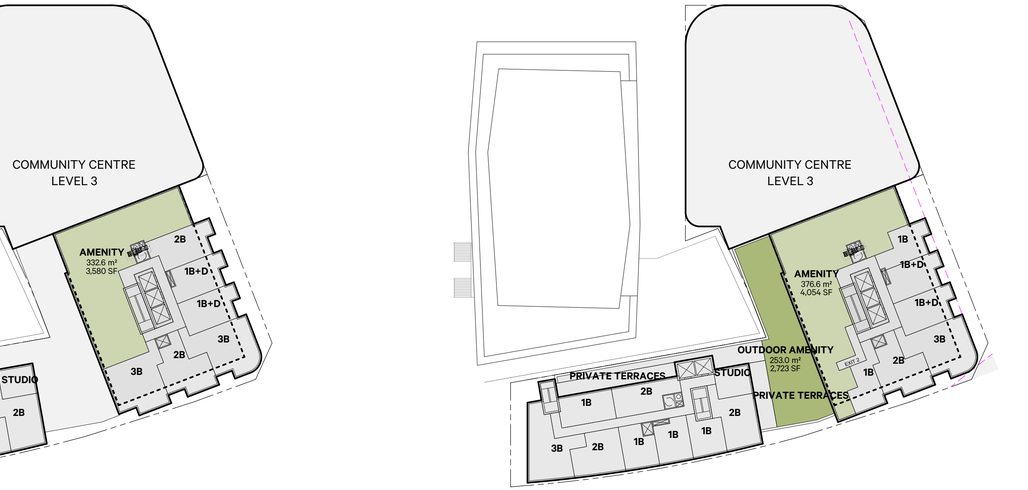
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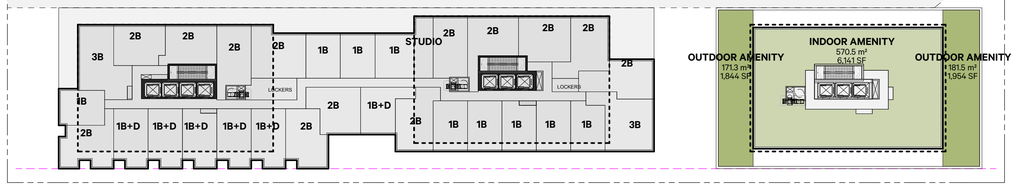
			BUILDING 1				BUILDING 2		BUILDING 3		TOTAL
			TOWER D		MID-RISE E		TOWER A		TOWER B+C		
RESIDENTIAL AMENITY SPACE	**TOTAL REQUIRED (6m² PER UNIT)**	N/A	**1872 m²**	**(6.0 m²/unit)**	**378 m²**	**(6.0 m²/unit)**	**1872 m²**	**(6.0 m²/unit)**	**4908 m²**	**(6.0 m²/unit)**	**9030 m²**
	TOTAL PROVIDED (3.1m² PER UNIT)		**962 m²**	**(3.1 m²/unit)**	**192 m²**	**(3.0 m²/unit)**	**1046 m²**	**(3.4 m²/unit)**	**2471 m²**	**(3.0 m²/unit)**	**4671 m²**
	INTERIOR COMMUNAL		709 m²		128 m²		693 m²		1662 m²		3192 m²
	EXTERIOR COMMUNAL		253 m²		64 m²		353 m²		809 m²		1479 m²



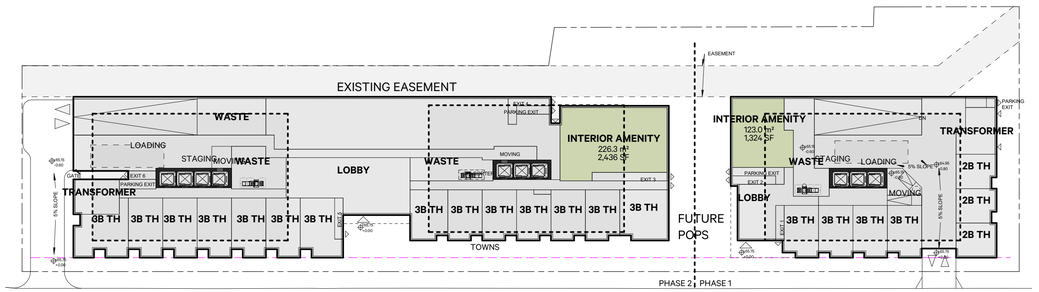
4 LOT A - LEVEL 7 AMENITY TOTAL AMENITY: 1394 m²
0-A032 1 : 250



3 LOT A - LEVEL 5 AMENITY TOTAL AMENITY: 851.1 m²
0-A032 1 : 250



2 LOT A - LEVEL 4 AMENITY TOTAL AMENITY: 923.3 m²
0-A032 1 : 250



BRISEBOIS CRESCENT

1 LOT A - GROUND FLOOR AMENITY TOTAL AMENITY: 349.3 m²
0-A032 1 : 250

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NO.	DATE	REVISION/COMMENT
3	2026-05-11	Reissued for ZBA

NOTES

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Forum Asset Management

AMENITY SUMMARY

PROJECT		DRAWN	Author
SCALE	As indicated	CHECKED	Checker
DATE	04/24/26		

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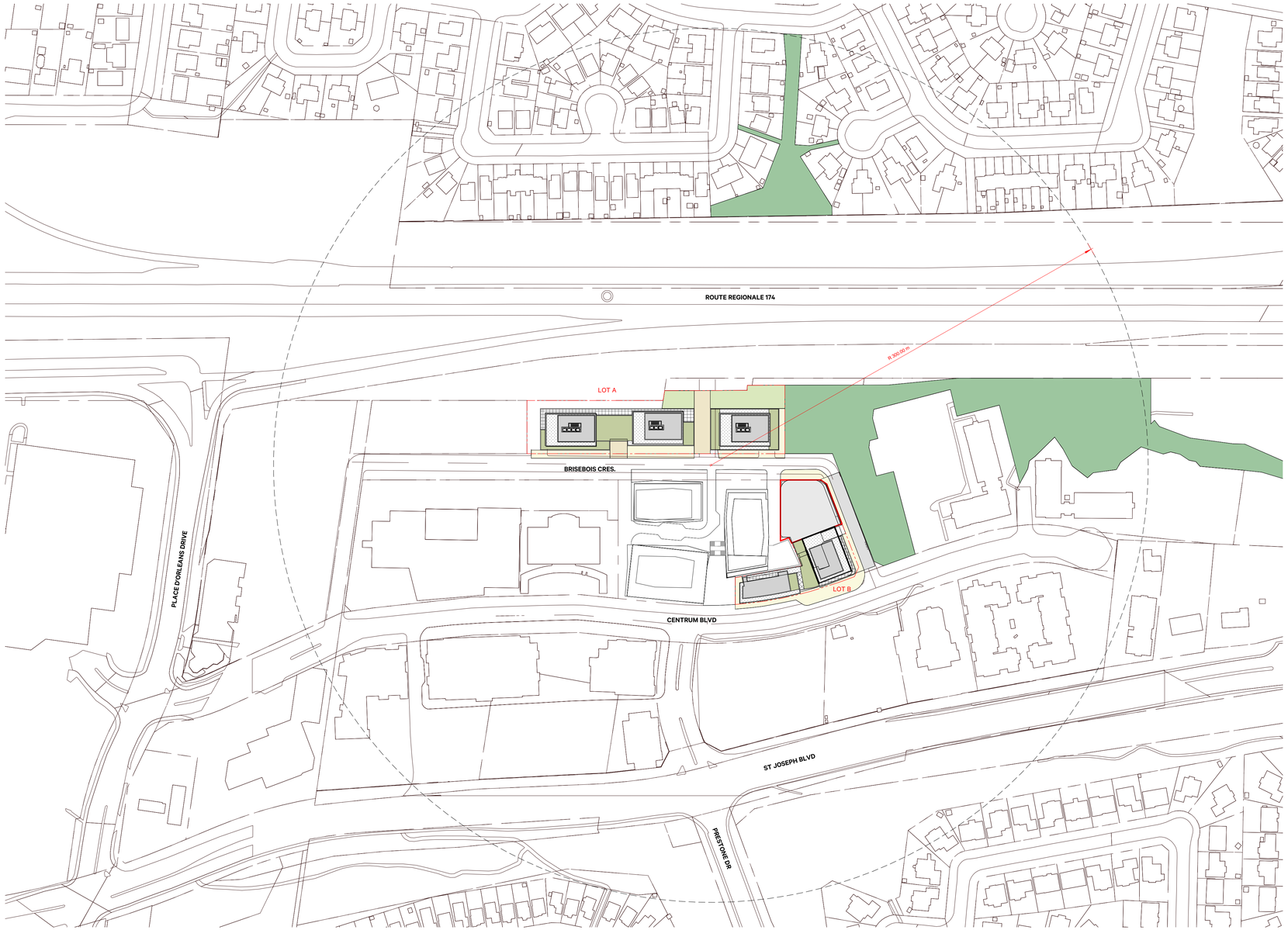
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NO.	DATE	REVISION/COMMENT
1	2025-12-12	Issued for ZBA
2	2026-02-20	Reissued for ZBA
3	2026-05-11	Reissued for ZBA

NOTES



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Forum Asset Management

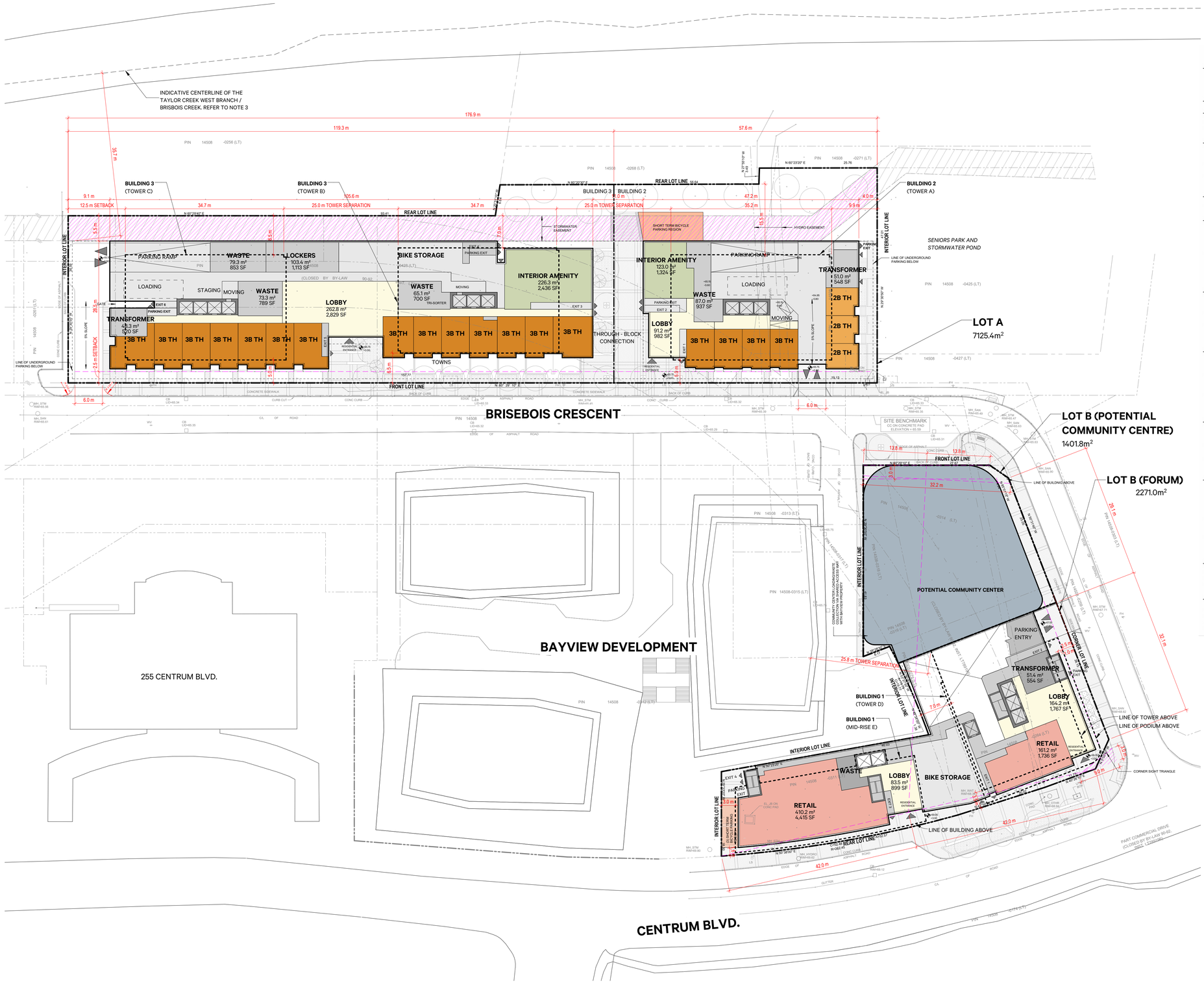
CONTEXT PLAN

PROJECT		DRAWN	MC
SCALE	1: 1500	CHECKED	RN
DATE	10/12/2025		

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Autodesk Docs://265 Centrum/4265-Centrum_ARCH-MAIN_R24.rvt



SITE INFORMATION AND STAT SUMMARY

LOTS	PIN
	14508-0264 (LT), 14508-0276 (LT), 14508-0311 (LT), 14508-0314 (LT), 14508-0316 (LT), 14508-0318(LT), 14508-0426 (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 m²
LOT B (FORUM BUILDING 1)	2,271 m²
LOT B (COMMUNITY CENTRE)	1,402 m²

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 m²

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	**38**	**68**
	APARTMENTS	0	
	VISITOR	30 p/building	

BIKE PARKING - TOTAL REQUIRED 0.5			
BUILDING 1	TOTAL	**191**	**191**
	RESIDENT	0.5 p/unit = 188	
	COMMERCIAL	1/250m² = 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		**Min 3m² per unit**	
BUILDING 1 (TOWER D)	TOTAL	936 m²	**962 m²**
	INTERIOR COMMUNAL		709 m²
	EXTERIOR COMMUNAL		253 m²
BUILDING 1 (MID-RISE E)	TOTAL	189 m²	**192 m²**
	INTERIOR COMMUNAL		128 m²
	EXTERIOR COMMUNAL		64 m²
BUILDING 2	TOTAL	936 m²	**1,046 m²**
	INTERIOR COMMUNAL		693 m²
	EXTERIOR COMMUNAL		353 m²
BUILDING 3	TOTAL	2,454 m²	**2,471 m²**
	INTERIOR COMMUNAL		1,662 m²
	EXTERIOR COMMUNAL		809 m²

GFA - CITY OF OTTAWA	
BUILDING 1 (TOWER D)	18,235 m²
BUILDING 1 (MID-RISE E)	3,358 m²
BUILDING 2	3,358 m²
BUILDING 3	46,989 m²

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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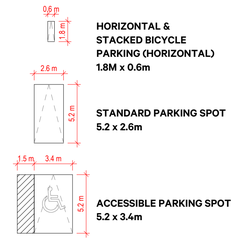
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HORIZONTAL & STACKED BICYCLE PARKING (HORIZONTAL)
1.8M x 0.6m

STANDARD PARKING SPOT
5.2 x 2.6m

ACCESSIBLE PARKING SPOT
5.2 x 3.4m

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OVERALL SITE PLAN

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

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SITE INFORMATION AND STAT SUMMARY

LOT A	PIN
	14508-0426 (LT), 14508-0428(LT)
ZONING	MC14[1413]
SITE AREA	**7,125 m²**
LOT A (FORUM BUILDINGS 2 AND 3)	7,125 m²
UNITS	**1130**
BUILDING 2 TOWER A	312
BUILDING 3 TOWER B +C	818

SPECIFIC PROVISIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MIN	7,125 m²

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

MAXIMUM BUILDING HEIGHT			
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 2	TOTAL	**30**	**30**
	APARTMENTS	0	
	VISITOR	30 p/building	
BUILDING 3	TOTAL	**30**	**68**
	APARTMENTS	0	
	VISITOR	30 p/building	

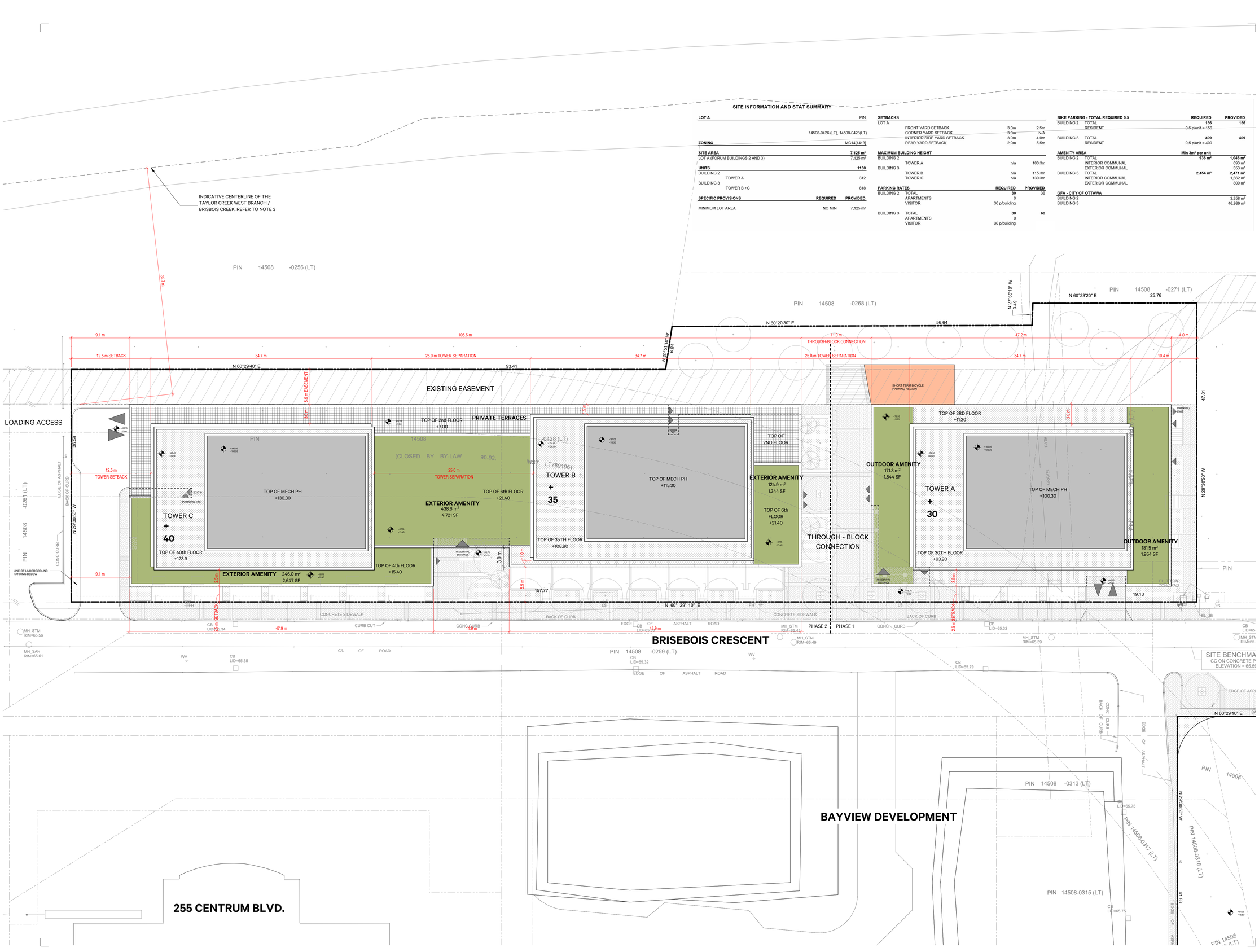
BIKE PARKING - TOTAL REQUIRED 0.5		REQUIRED	PROVIDED
BUILDING 2	TOTAL	**156**	**156**
	RESIDENT	0.5 p/unit = 156	
BUILDING 3	TOTAL	**409**	**409**
	RESIDENT	0.5 p/unit = 409	

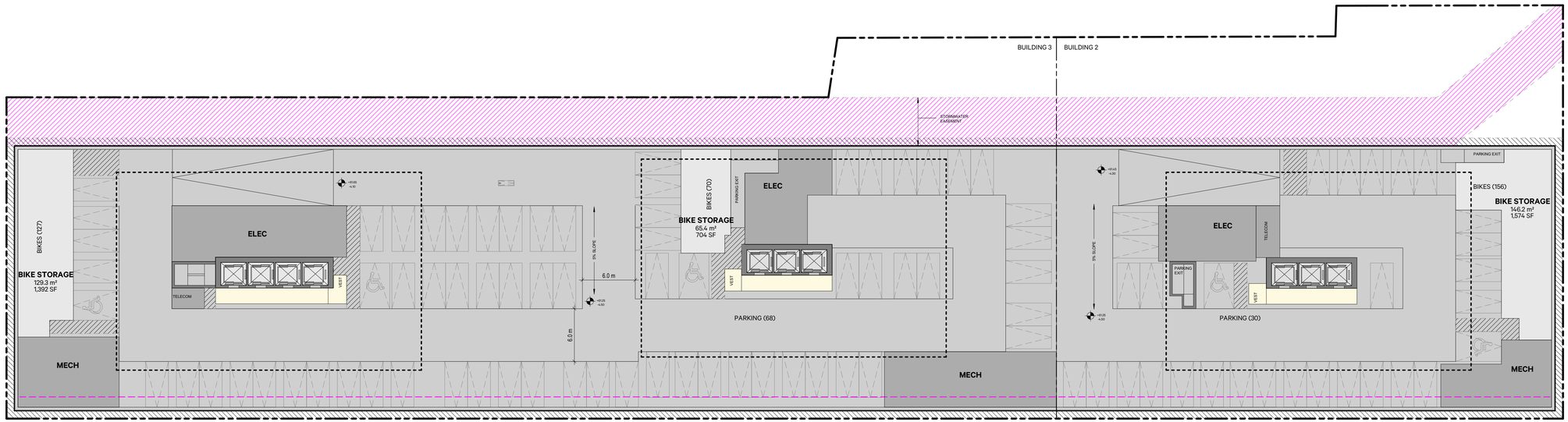
AMENITY AREA		Min 3m² per unit	
BUILDING 2	TOTAL	**936 m²**	**1,046 m²**
	INTERIOR COMMUNAL		693 m²
	EXTERIOR COMMUNAL		353 m²
BUILDING 3	TOTAL	**2,454 m²**	**2,471 m²**
	INTERIOR COMMUNAL		1,662 m²
	EXTERIOR COMMUNAL		809 m²

GFA - CITY OF OTTAWA	
BUILDING 2	3,358 m²
BUILDING 3	46,989 m²

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INDICATIVE CENTERLINE OF THE TAYLOR CREEK WEST BRANCH / BRISBOIS CREEK. REFER TO NOTE 3
36.7 m
PIN 14508 -0256 (LT)
PIN 14508 -0268 (LT)
PIN 14508 -0271 (LT)
N 60°29'40" E
N 60°20'30" E
N 60°23'20" E
N 27°05'10" W 0.64
N 27°55'10" W 3.49
9.1 m
105.6 m
11.0 m
47.2 m
4.0 m
12.5 m SETBACK
34.7 m
25.0 m TOWER SEPARATION
93.41
56.64
25.76
THROUGH-BLOCK CONNECTION
SHORT TERM BICYCLE PARKING REGION
EXISTING EASEMENT
5.5 m EASEMENT
LOADING ACCESS
PRIVATE TERRACES
TOP OF 2nd FLOOR +7.00
TOP OF 2ND FLOOR
TOP OF 3RD FLOOR +11.20
TOWER C + 40
TOP OF 40th FLOOR +123.9
TOP OF MECH PH +130.30
TOWER B + 35
TOP OF 35TH FLOOR +108.90
TOP OF MECH PH +115.30
TOWER A + 30
TOP OF 30TH FLOOR +93.90
TOP OF MECH PH +100.30
TOP OF 6th FLOOR +21.40
TOP OF 4th FLOOR +15.40
EXTERIOR AMENITY 438.6 m² 4,721 SF
EXTERIOR AMENITY 124.9 m² 1,344 SF
EXTERIOR AMENITY 246.0 m² 2,647 SF
OUTDOOR AMENITY 171.3 m² 1,844 SF
OUTDOOR AMENITY 181.5 m² 1,954 SF
THROUGH - BLOCK CONNECTION
(CLOSED BY BY-LAW 90-92, INST. LT789196)
PIN 14508-0428 (LT)
PIN 14508-0426 (LT)
PIN 14508-0261 (LT)
PIN 14508-0262 (LT)
PIN 14508-0263 (LT)
PIN 14508-0264 (LT)
PIN 14508-0265 (LT)
PIN 14508-0266 (LT)
PIN 14508-0267 (LT)
PIN 14508-0269 (LT)
PIN 14508-0270 (LT)
PIN 14508-0272 (LT)
PIN 14508-0273 (LT)
PIN 14508-0274 (LT)
PIN 14508-0275 (LT)
PIN 14508-0276 (LT)
PIN 14508-0277 (LT)
PIN 14508-0278 (LT)
PIN 14508-0279 (LT)
PIN 14508-0280 (LT)
PIN 14508-0281 (LT)
PIN 14508-0282 (LT)
PIN 14508-0283 (LT)
PIN 14508-0284 (LT)
PIN



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3	2026-05-11	Reissued for ZBA

NOTES



HORIZONTAL & STACKED BICYCLE PARKING (HORIZONTAL) 1.8M x 0.6m



STANDARD PARKING SPOT 5.2 x 2.6m



ACCESSIBLE PARKING SPOT 5.2 x 3.4m

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LOT A - PARKING LEVEL P1

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

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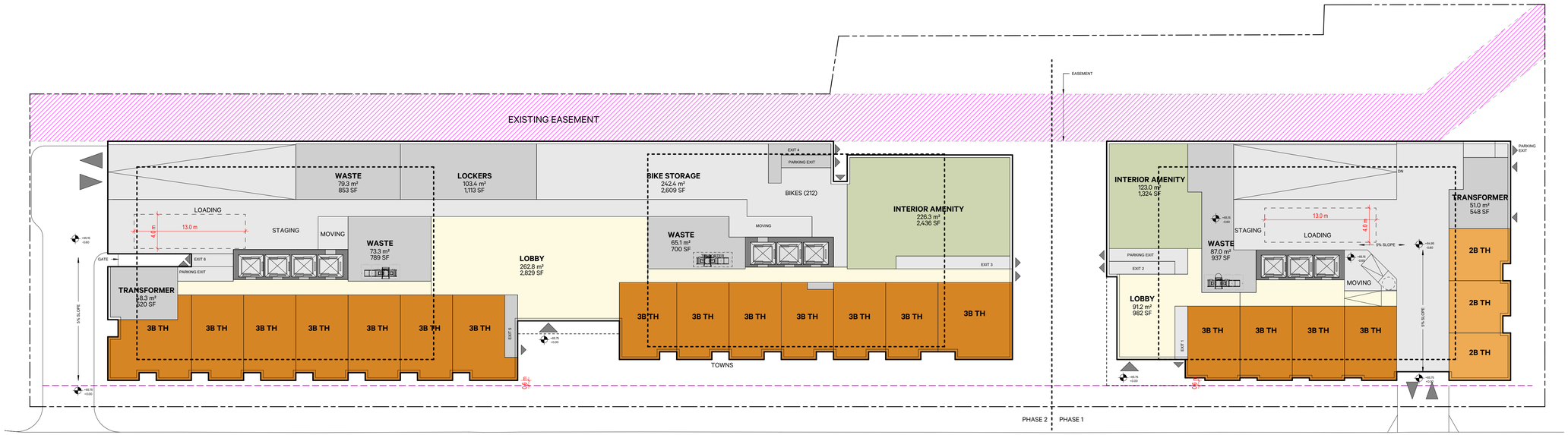
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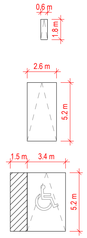
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NOTES

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



HORIZONTAL & STACKED BICYCLE PARKING (HORIZONTAL) 1.8M x 0.6m

STANDARD PARKING SPOT 5.2 x 2.6m

ACCESSIBLE PARKING SPOT 5.2 x 3.4m

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LOT A - GROUND FLOOR PLAN

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

1-A200

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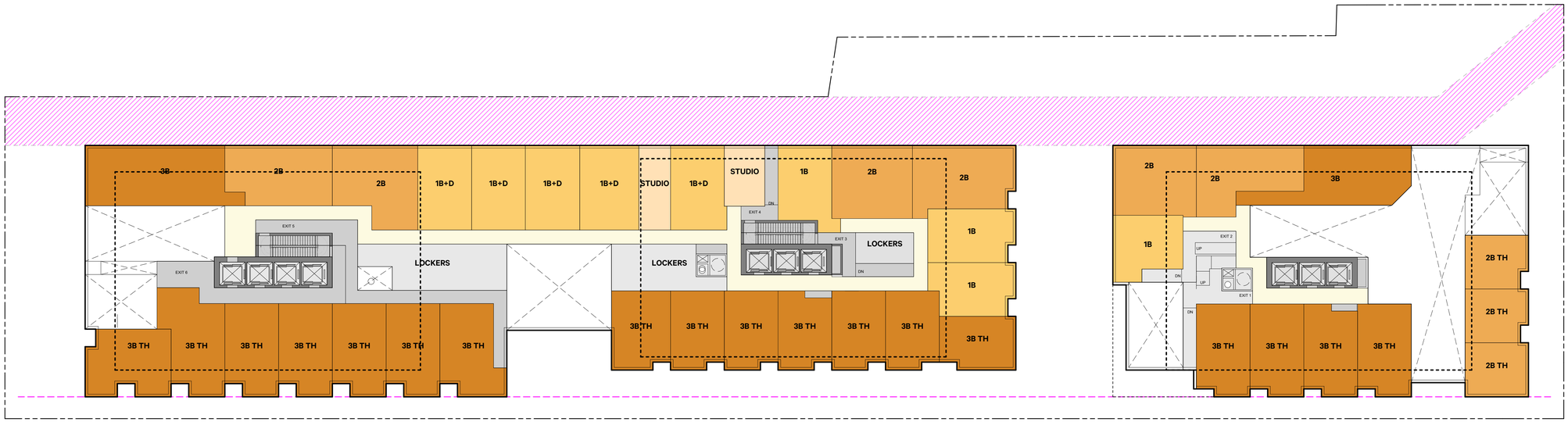
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LOT A - LEVEL 02 PLAN

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

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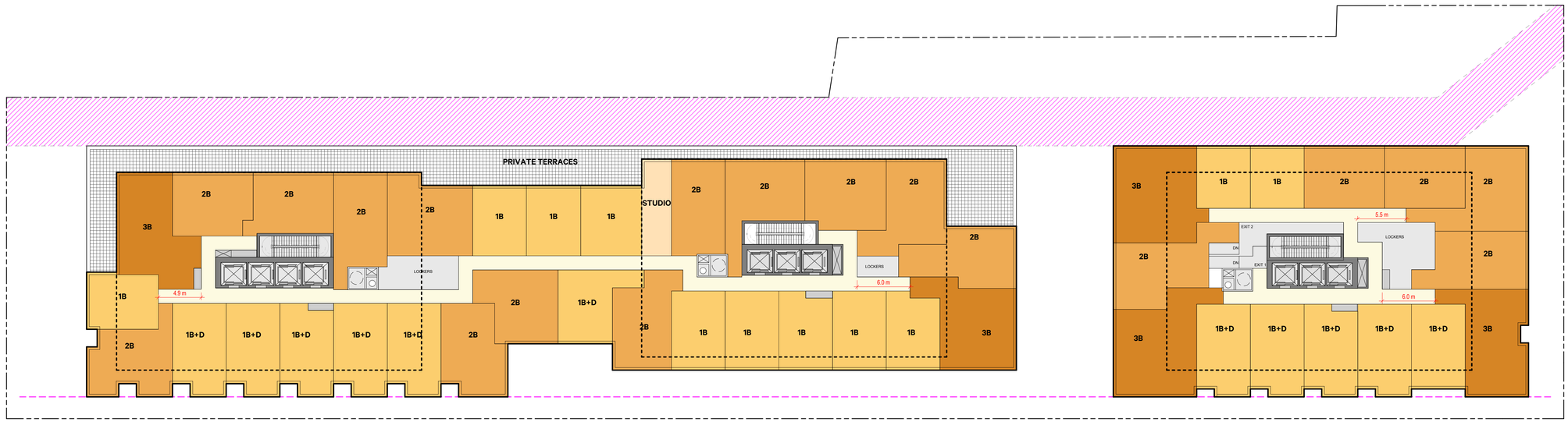
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- 3B UNIT
- RESIDENTIAL INDOOR AMENITY
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LOT A - LEVEL 03 PLAN

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

1-A202

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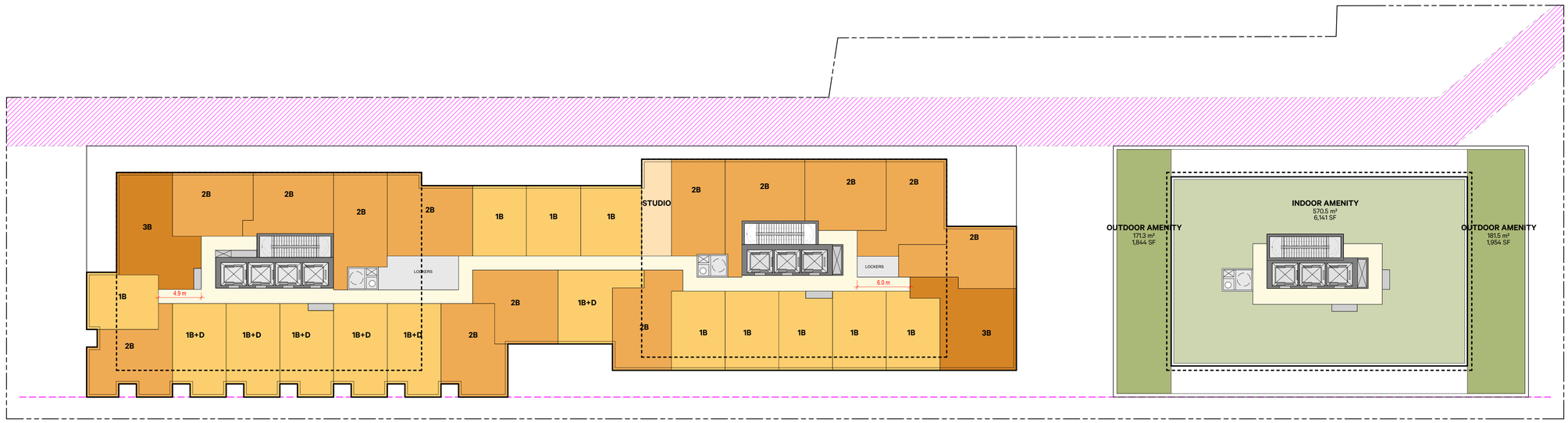
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LOT A - LEVEL 04 PLAN

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

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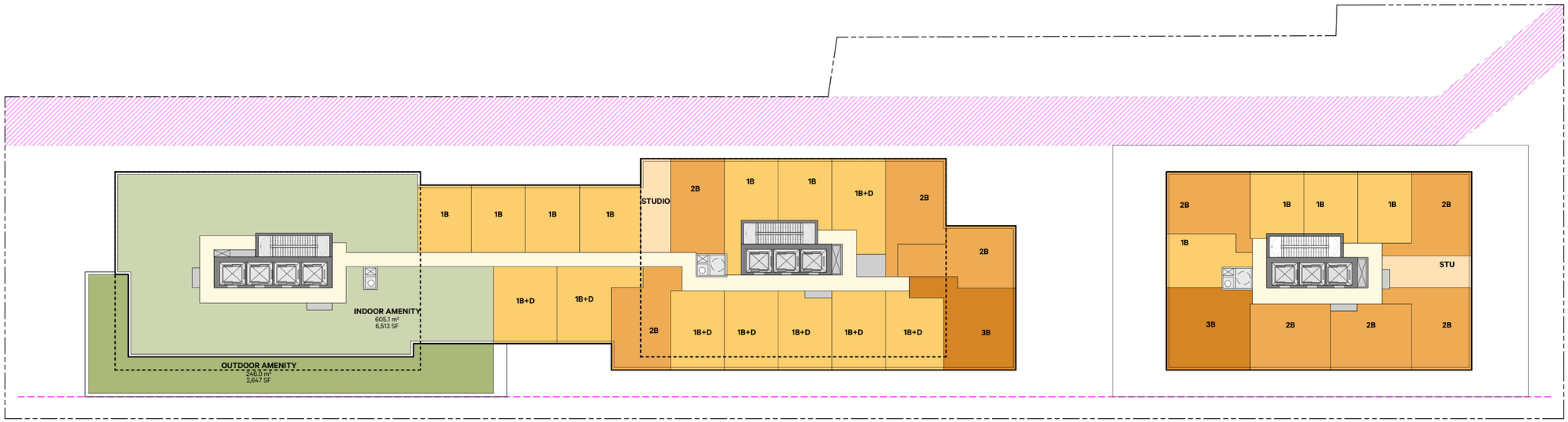
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NO.	DATE	REVISION/COMMENT
1	2025-12-12	Issued for ZBA
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3	2026-05-11	Reissued for ZBA



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LOT A - LEVEL 05 PLAN

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

1-A204

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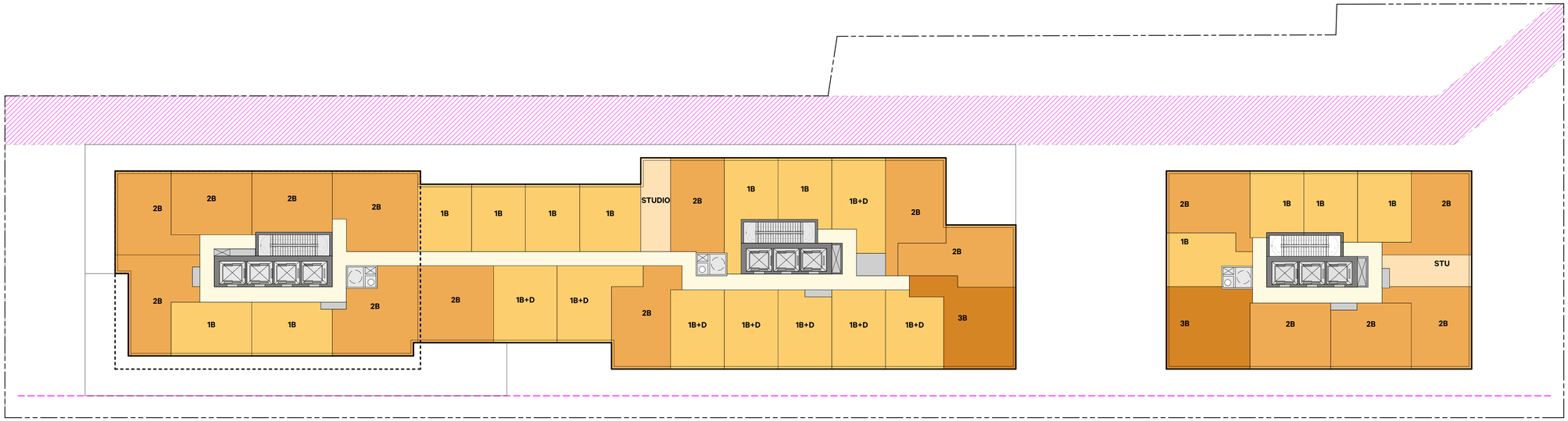
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LOT A - LEVEL 06 PLAN

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

1-A205

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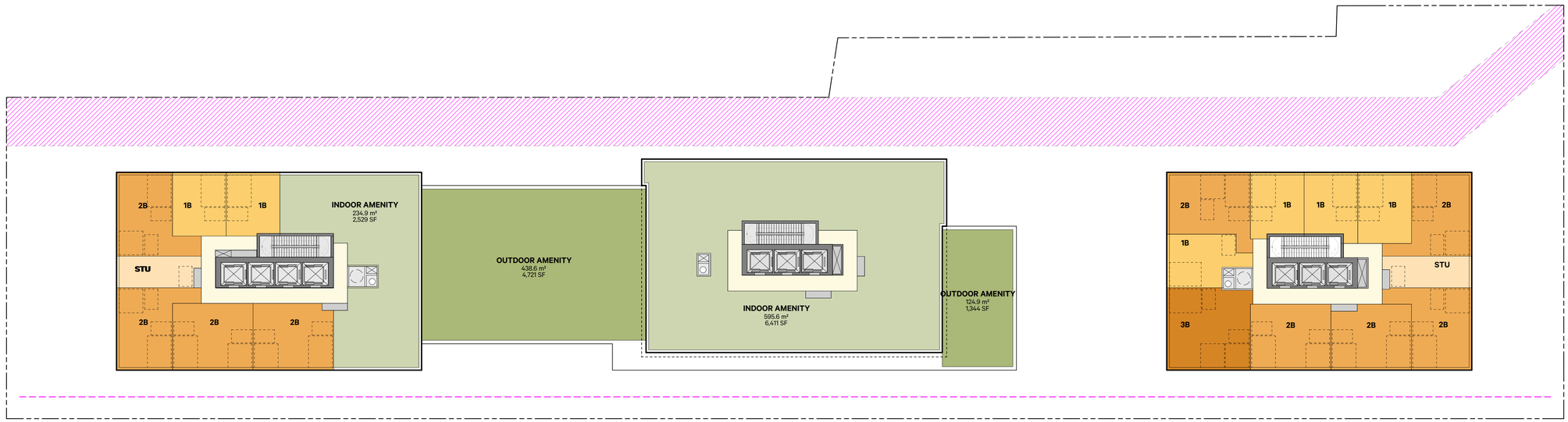
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LOT A - LEVEL 07 PLAN

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1-A206

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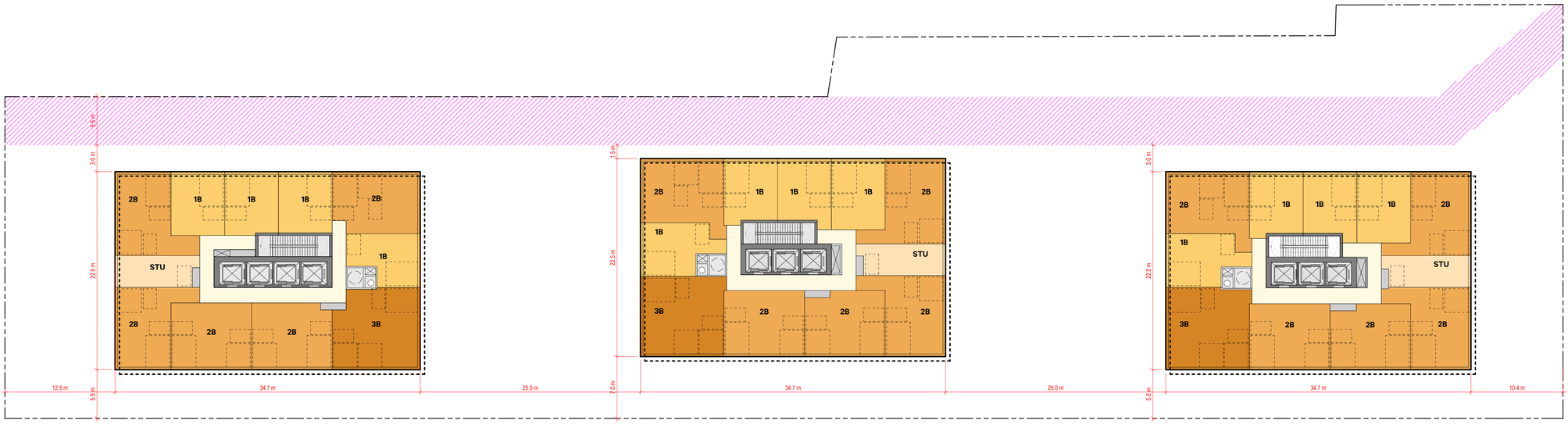
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LOT A - TYPICAL LOWER TOWER PLAN

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
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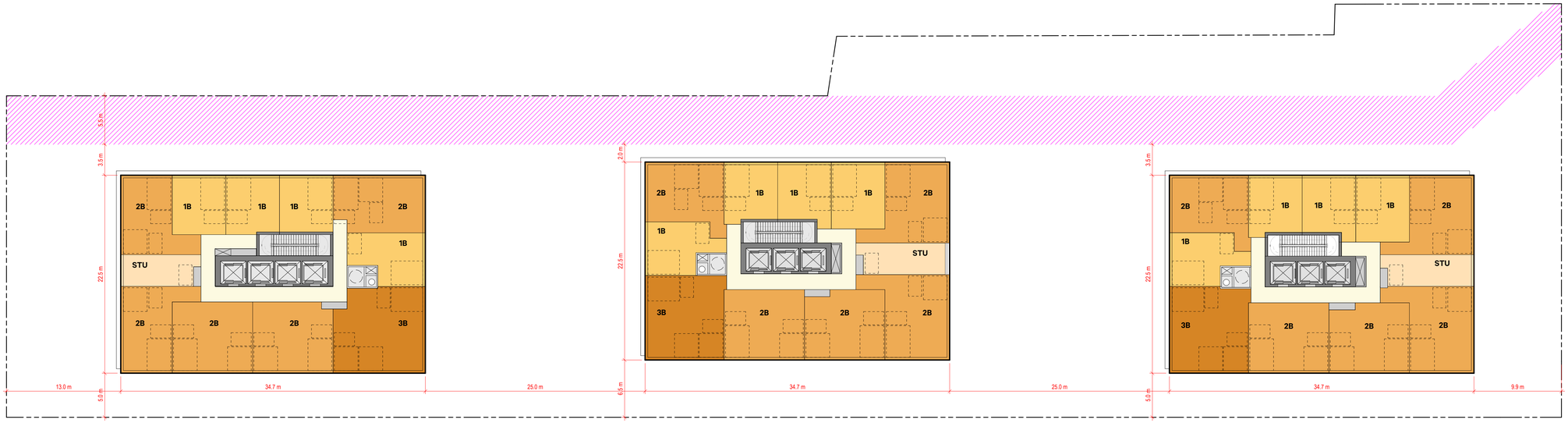
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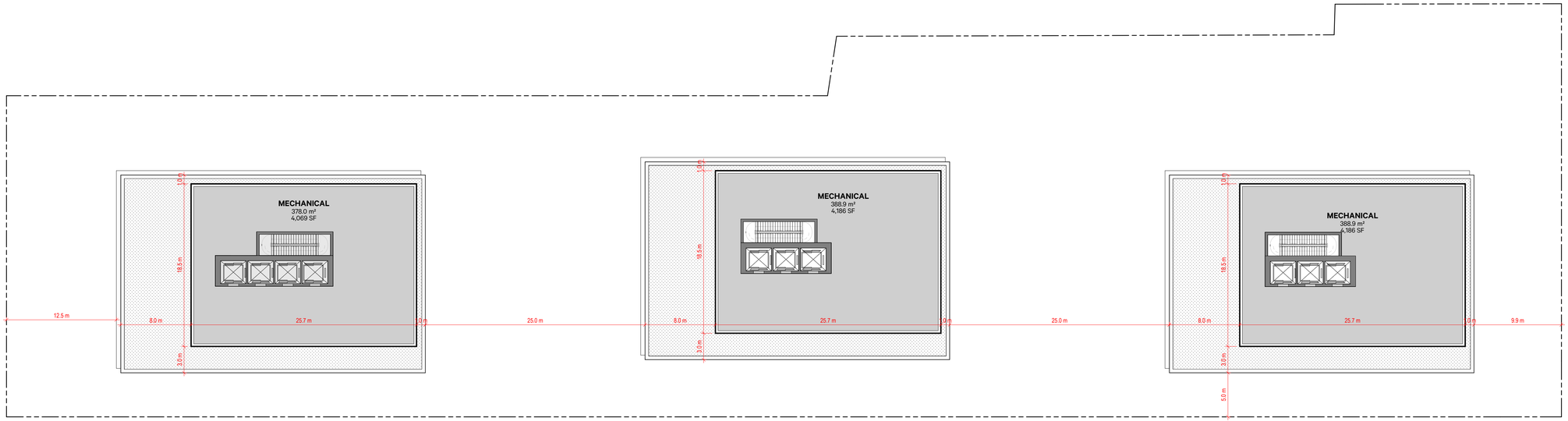
LOT A - TYPICAL UPPER TOWER PLAN

PROJECT		DRAWN	MC
SCALE	As indicated	CHECKED	RN
DATE	10/12/2025		

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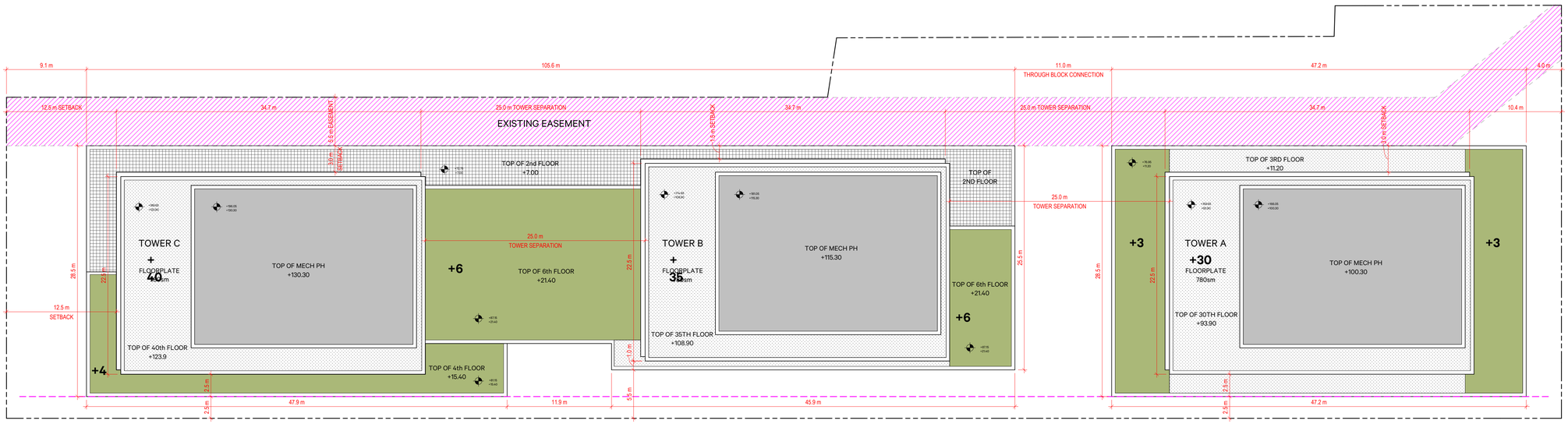
LOT A - MECH PH PLAN

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

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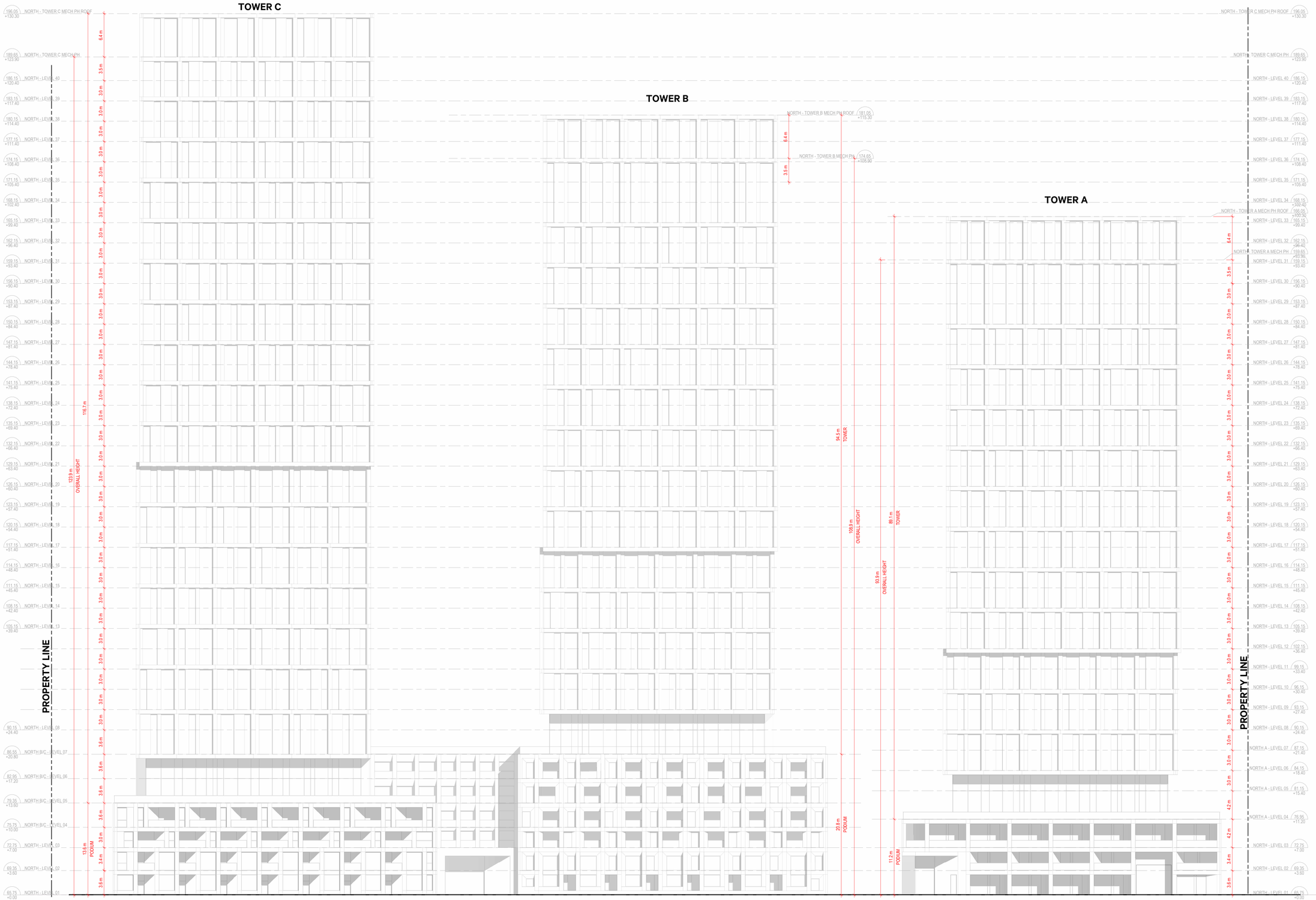
LOT A - ROOF PLAN

PROJECT		DRAWN	MC
SCALE	1 : 250	CHECKED	RN
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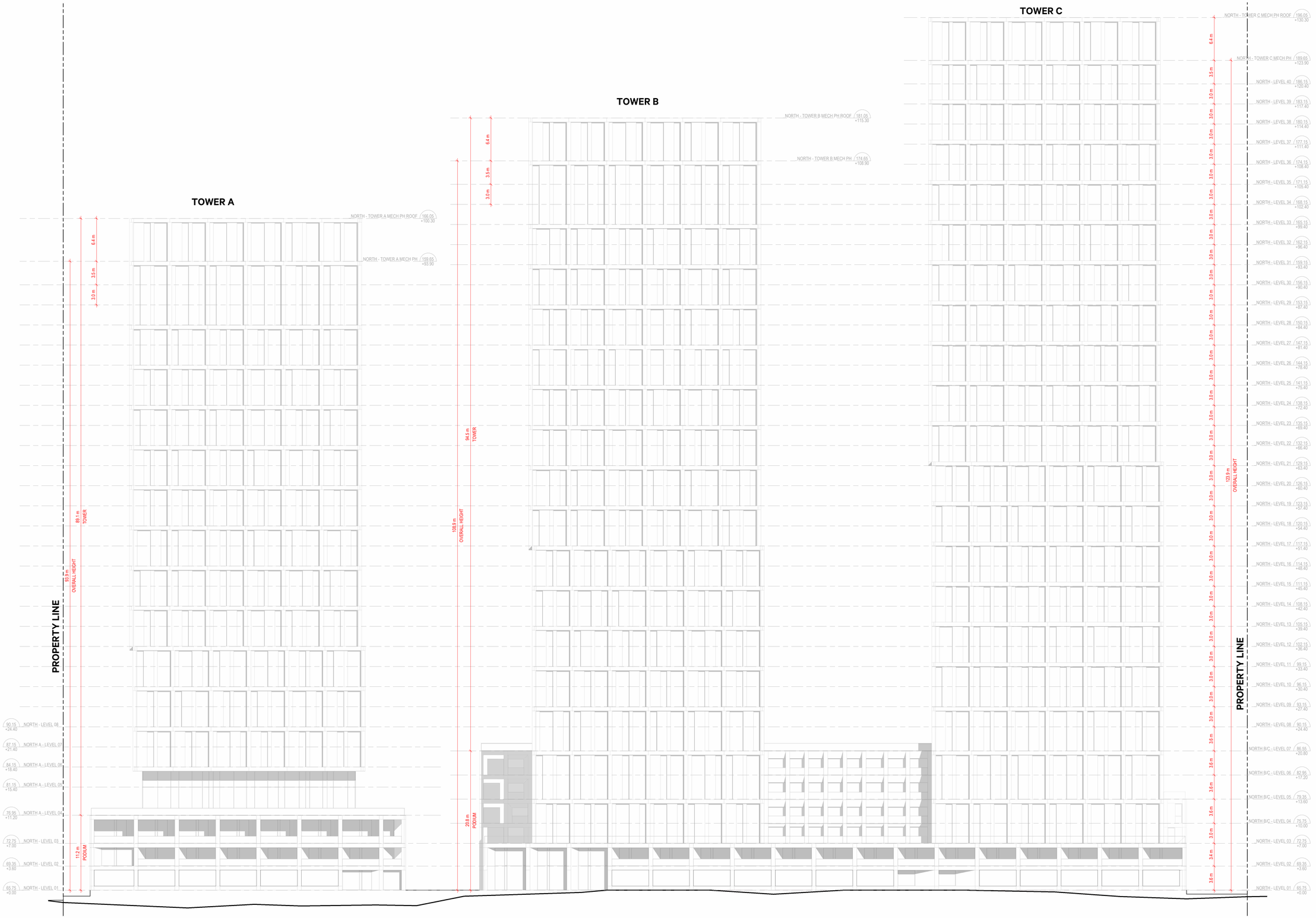
LOT A - SOUTH ELEVATION

PROJECT		DRAWN	MC
SCALE	1 : 250	CHECKED	RN
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1-A400

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LOT A - NORTH ELEVATION

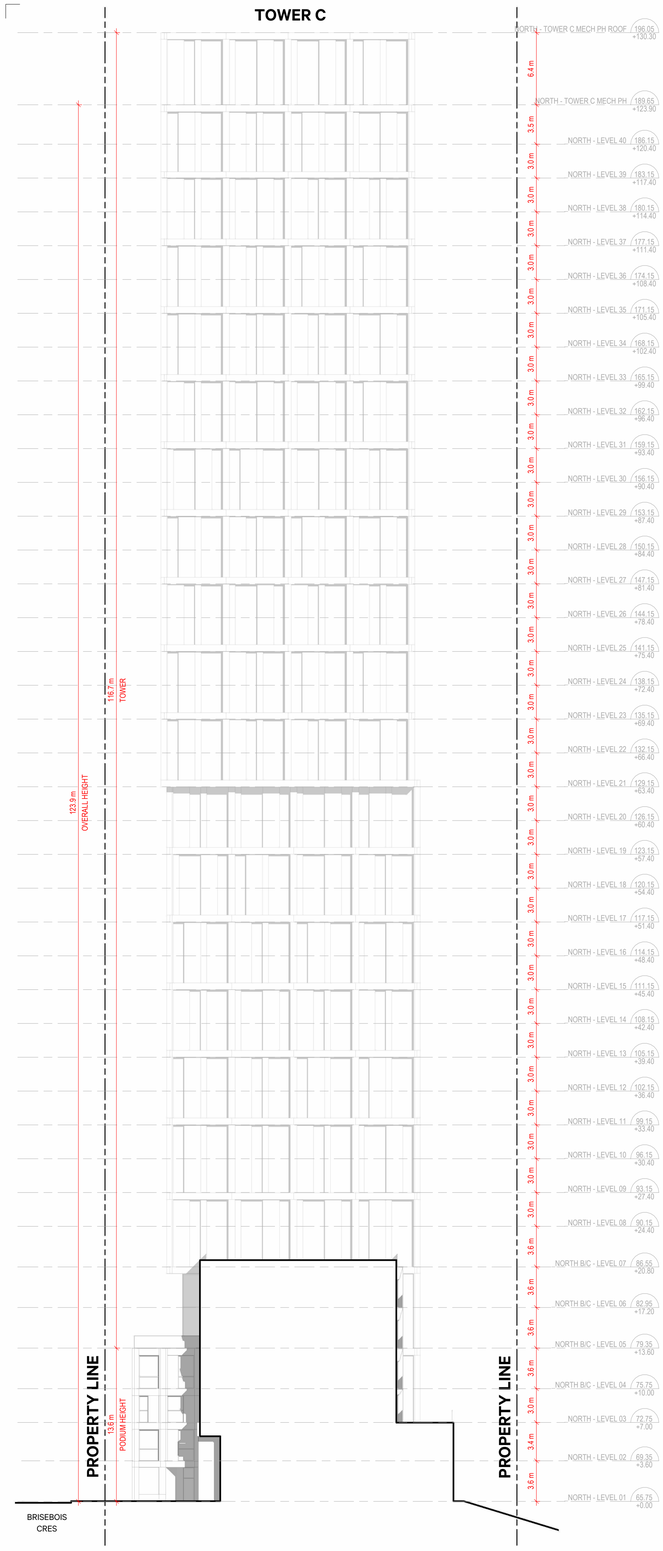
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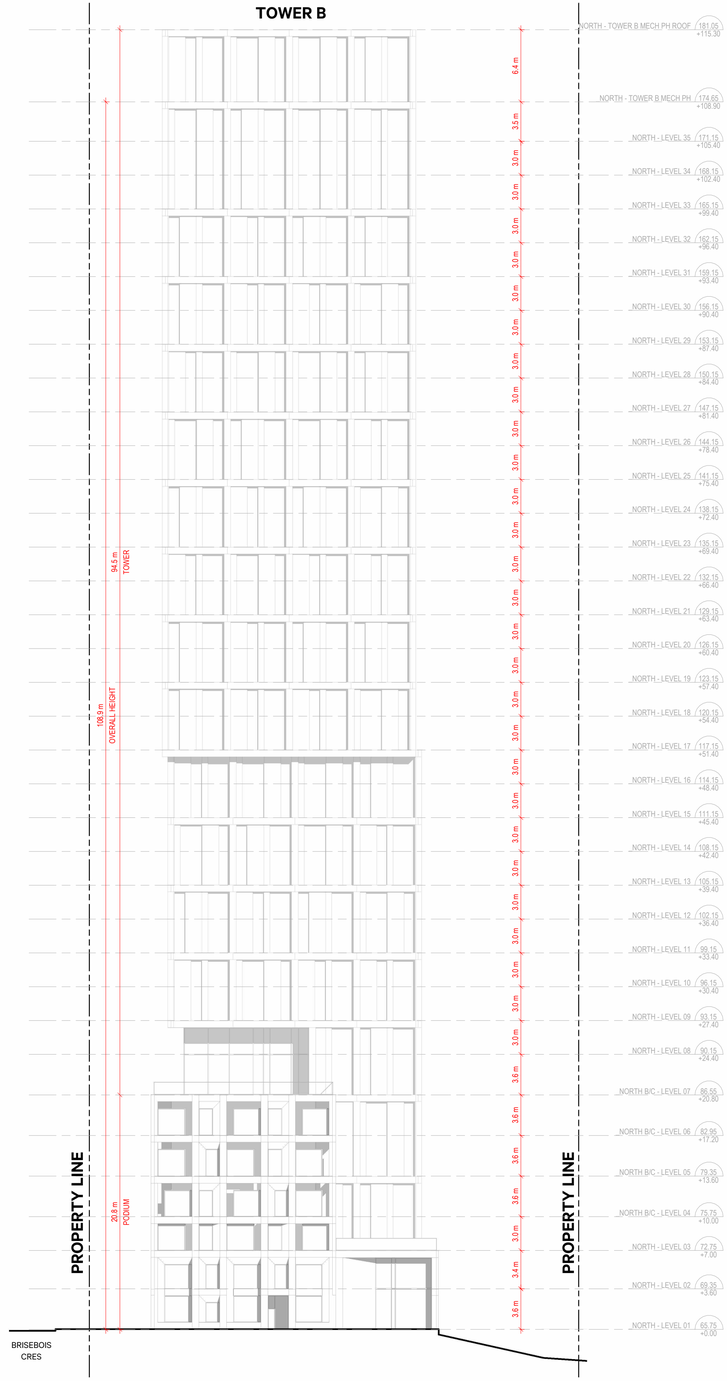
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TOWER C



3 TOWER C - EAST
1-A402 1 : 250

TOWER B



2 TOWER B - EAST
1-A402 1 : 250

TOWER A



1 TOWER A - EAST
1-A402 1 : 250

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LOT A - EAST ELEVATIONS

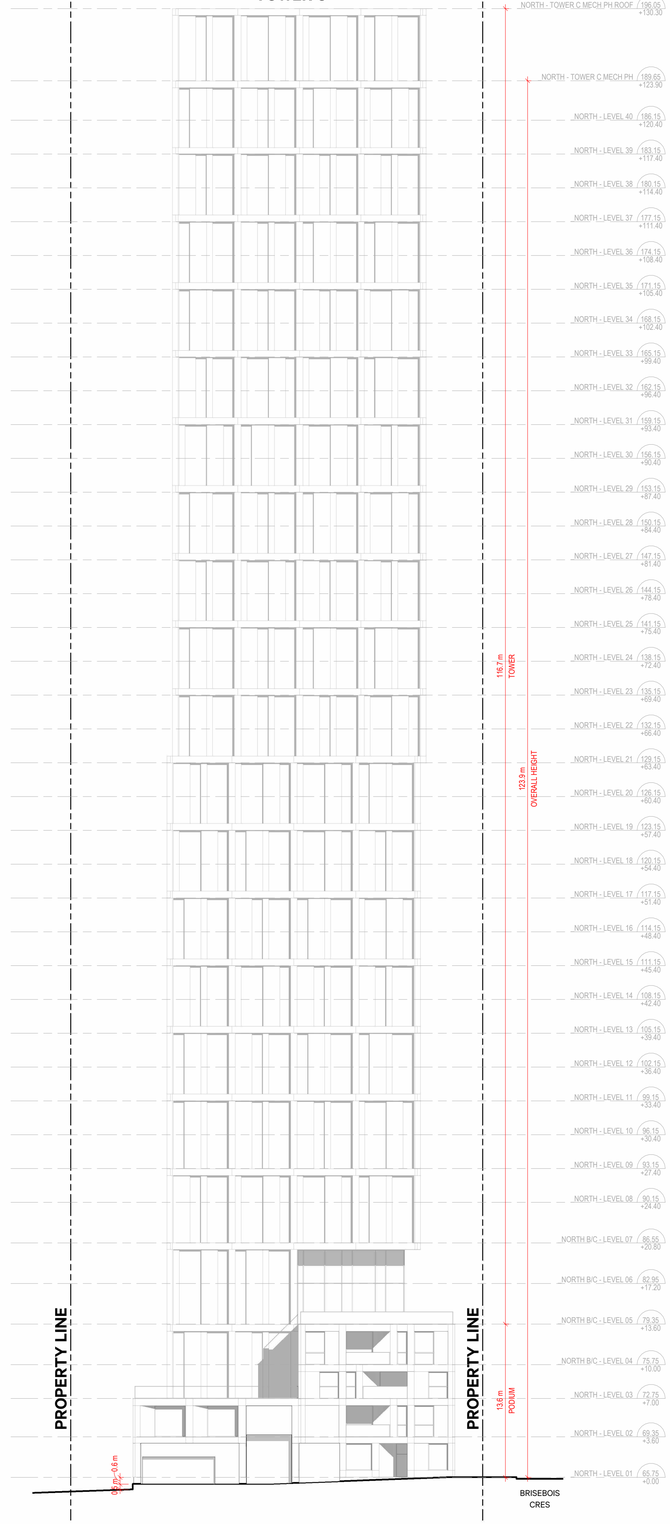
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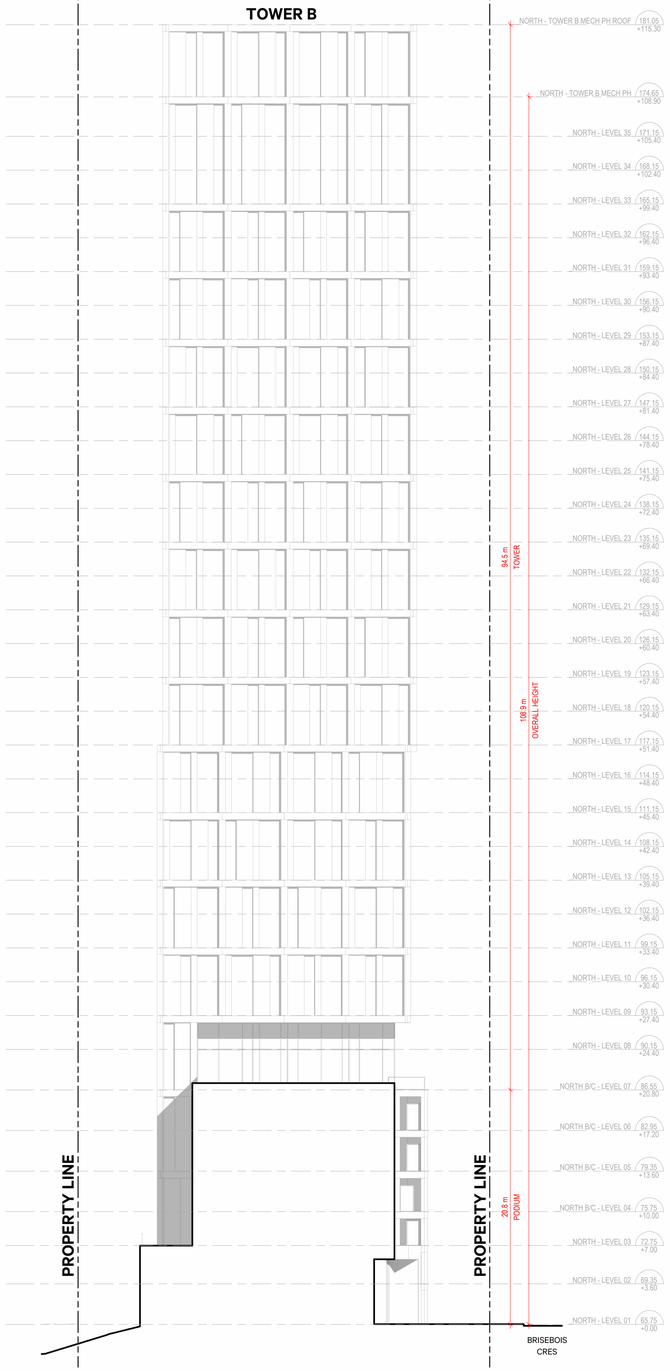
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TOWER C



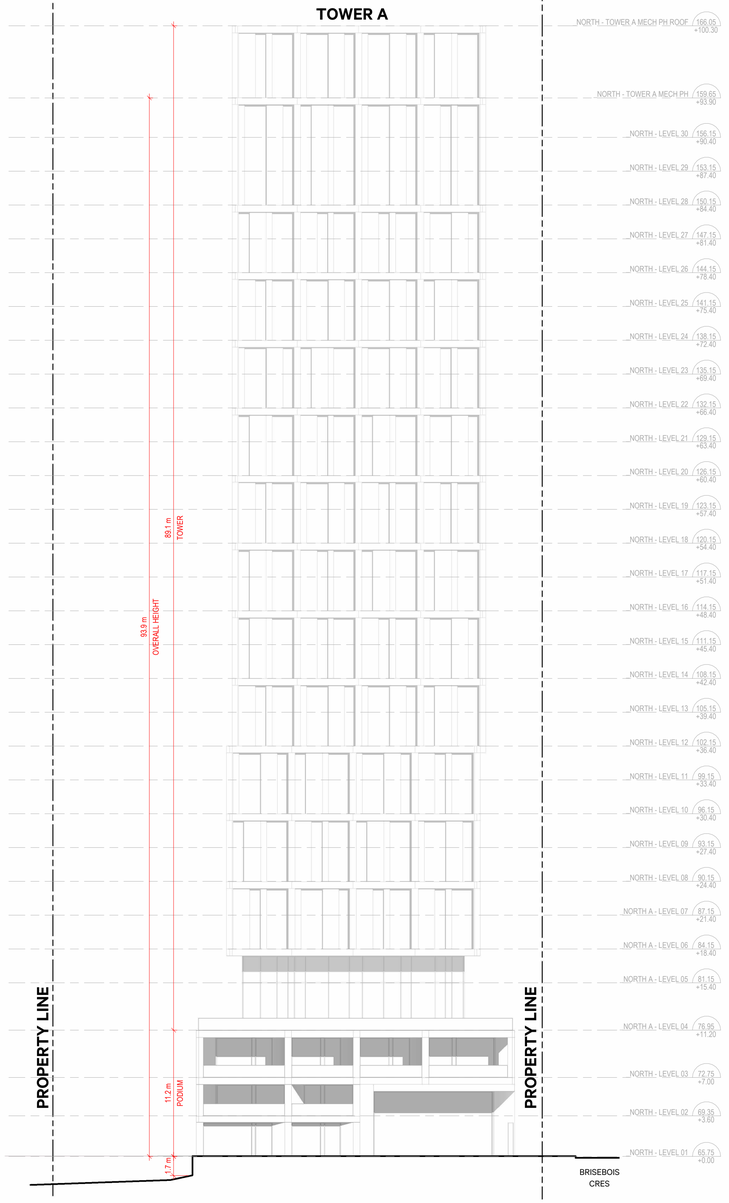
3 TOWER C - WEST
1-A403 1 : 250

TOWER B



2 TOWER B - WEST
1-A403 1 : 250

TOWER A



1 TOWER A - WEST
1-A403 1 : 250

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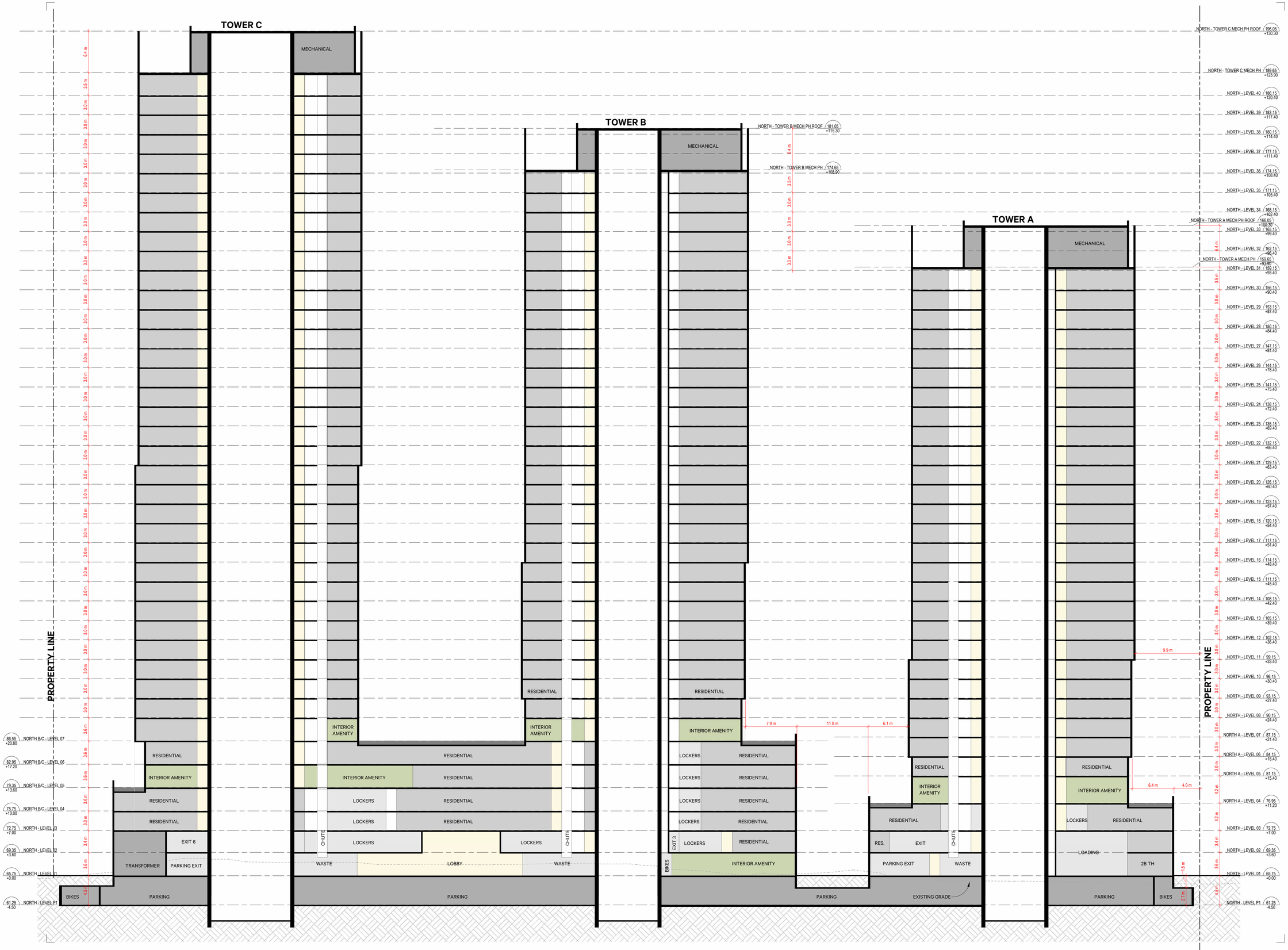
LOT A - WEST ELEVATIONS

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E-W SECTION - LOT A
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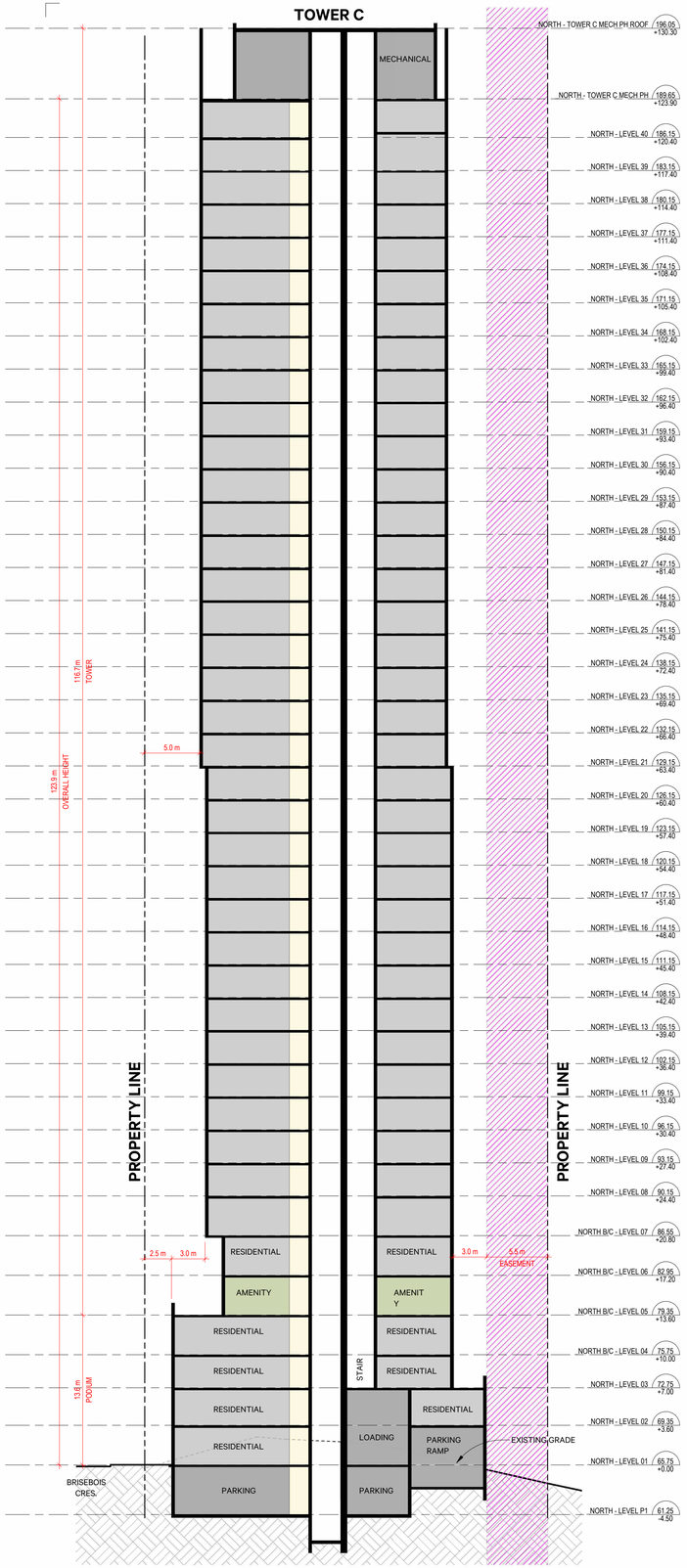
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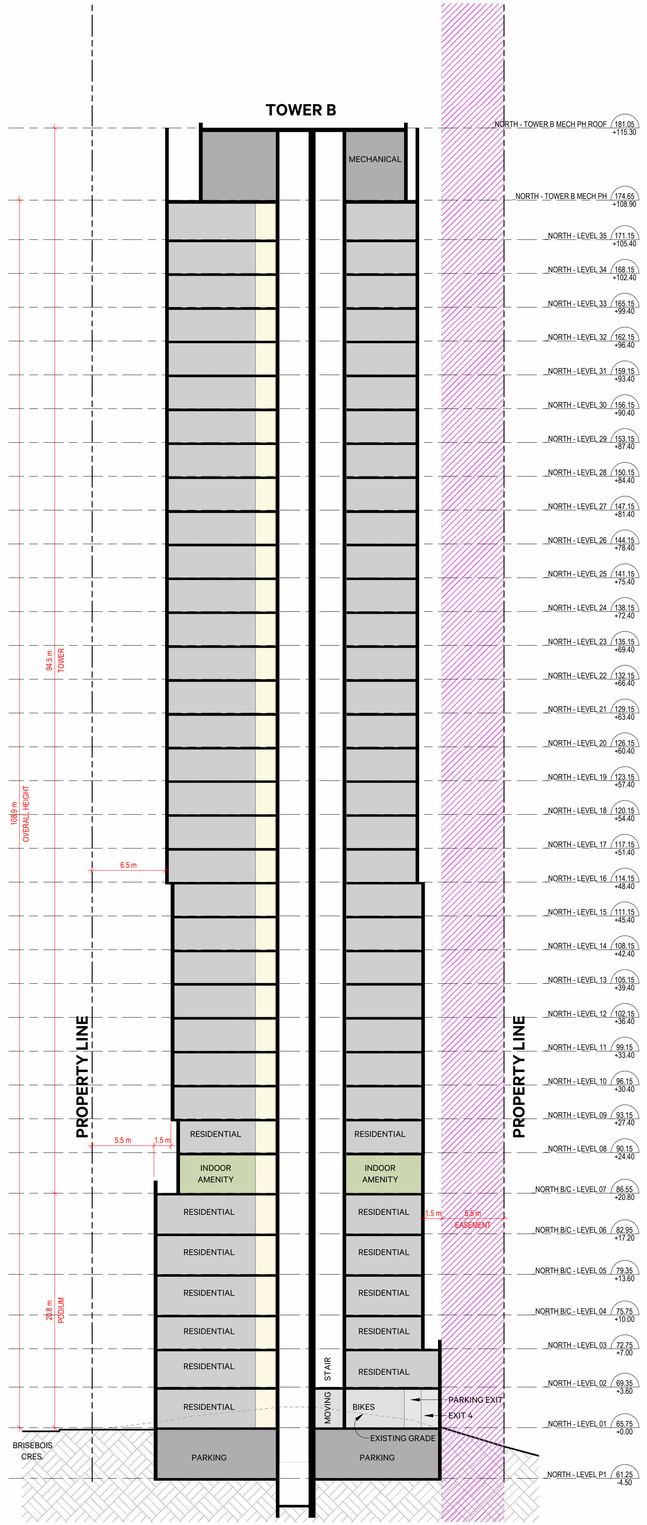
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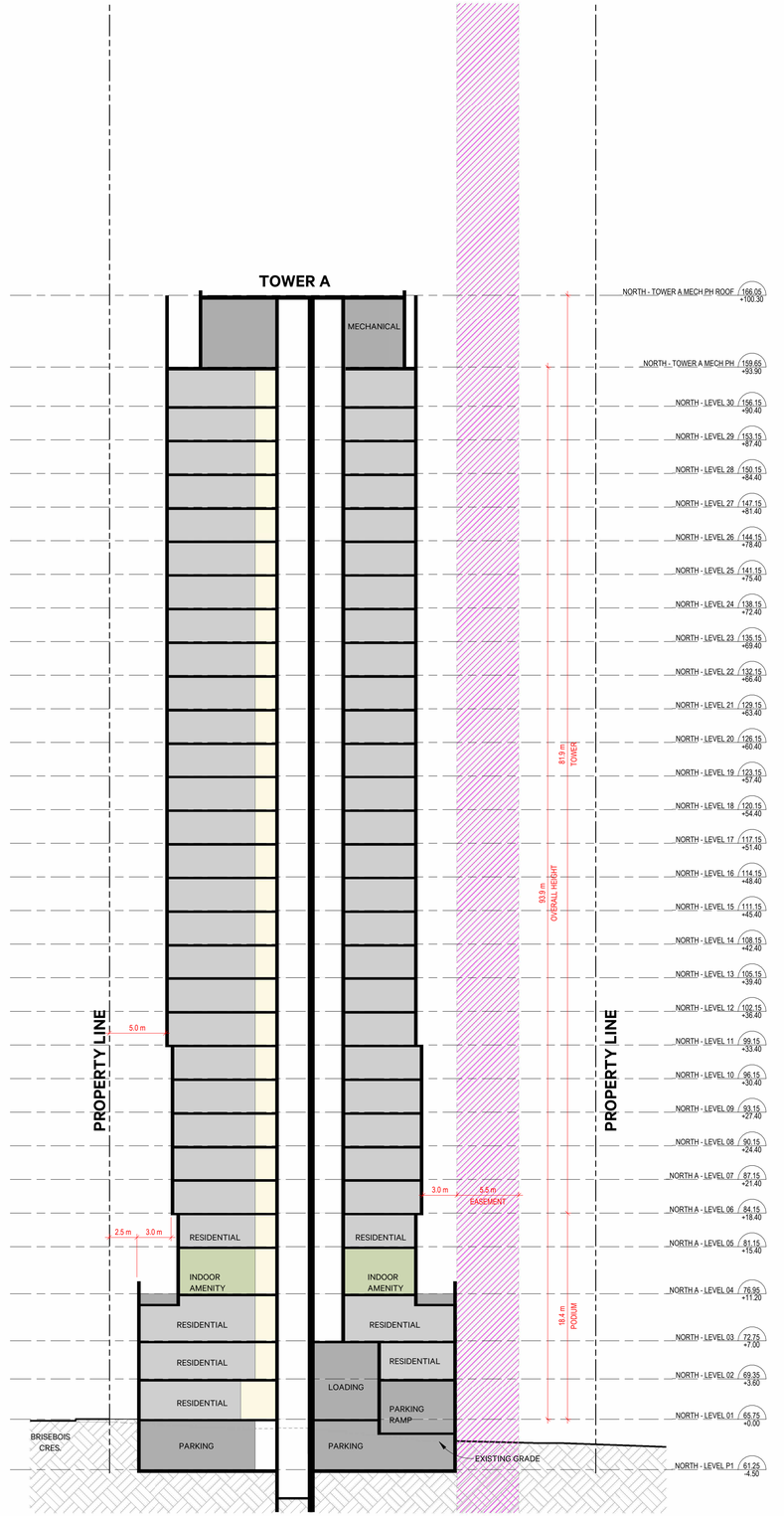
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N-S Section @ Tower C
scale: 1 : 250



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



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

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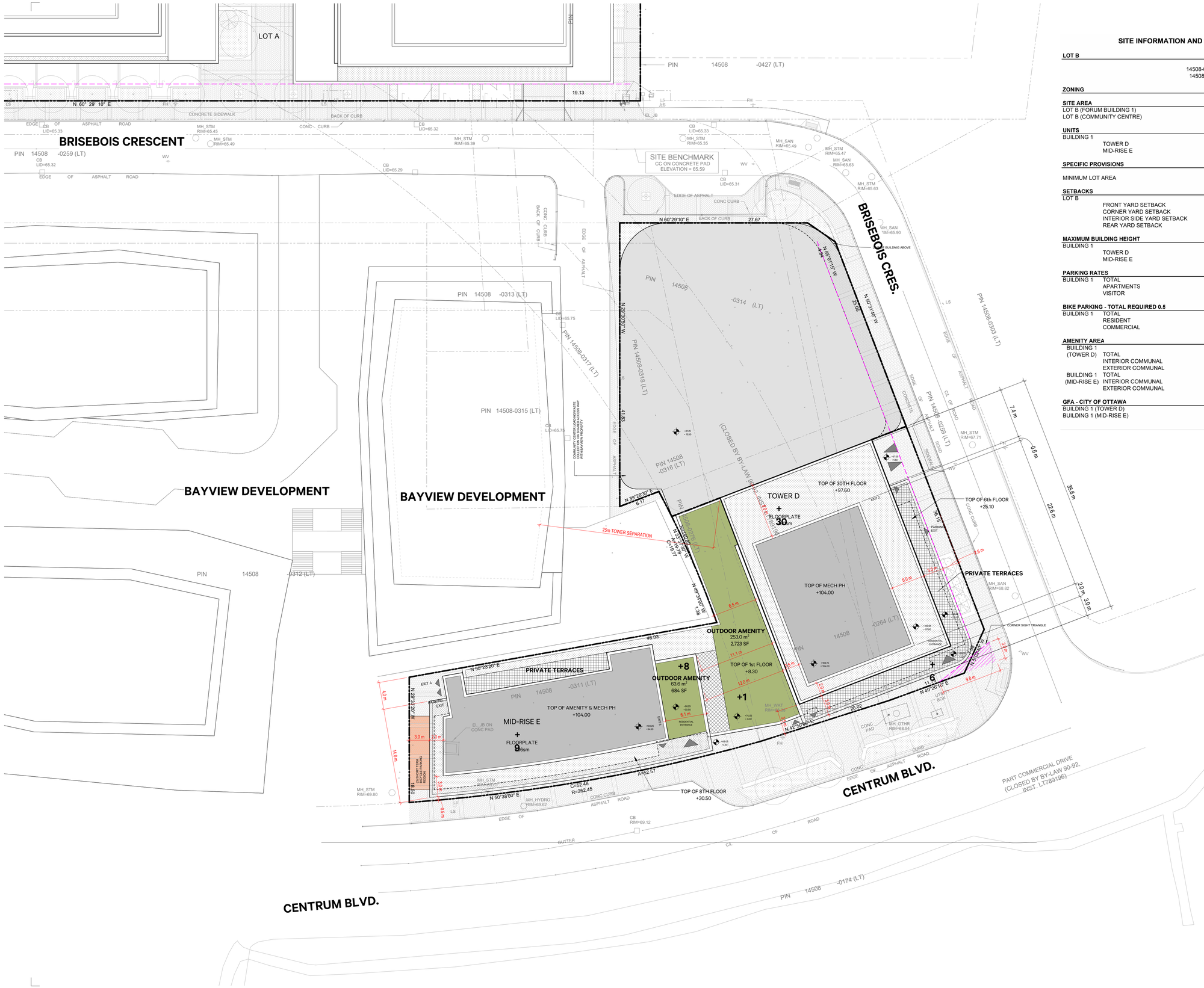
LOT A - BUILDING SECTIONS

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

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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 m²**
LOT B (FORUM BUILDING 1)			2,271 m²
LOT B (COMMUNITY CENTRE)			1,402 m²
UNITS			**375**
BUILDING 1			
	TOWER D		312
	MID-RISE E		63

SPECIFIC PROVISIONS	**REQUIRED**	**PROVIDED**
MINIMUM LOT AREA	NO MIN	3,673 m²
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	**30**	**31**
	APARTMENTS	0	
	VISITOR	30 p/building	
BIKE PARKING - TOTAL REQUIRED 0.5			
BUILDING 1	TOTAL	**191**	**191**
	RESIDENT	0.5 p/unit = 188	
	COMMERCIAL	1/250m² = 3	

AMENITY AREA		**Min 3m² per unit**	
BUILDING 1 (TOWER D)	TOTAL	**936 m²**	**962 m²**
	INTERIOR COMMUNAL		709 m²
	EXTERIOR COMMUNAL		253 m²
BUILDING 1 (MID-RISE E)	TOTAL	**189 m²**	**192 m²**
	INTERIOR COMMUNAL		128 m²
	EXTERIOR COMMUNAL		64 m²

GFA - CITY OF OTTAWA	
BUILDING 1 (TOWER D)	18,235 m²
BUILDING 1 (MID-RISE E)	3,358 m²

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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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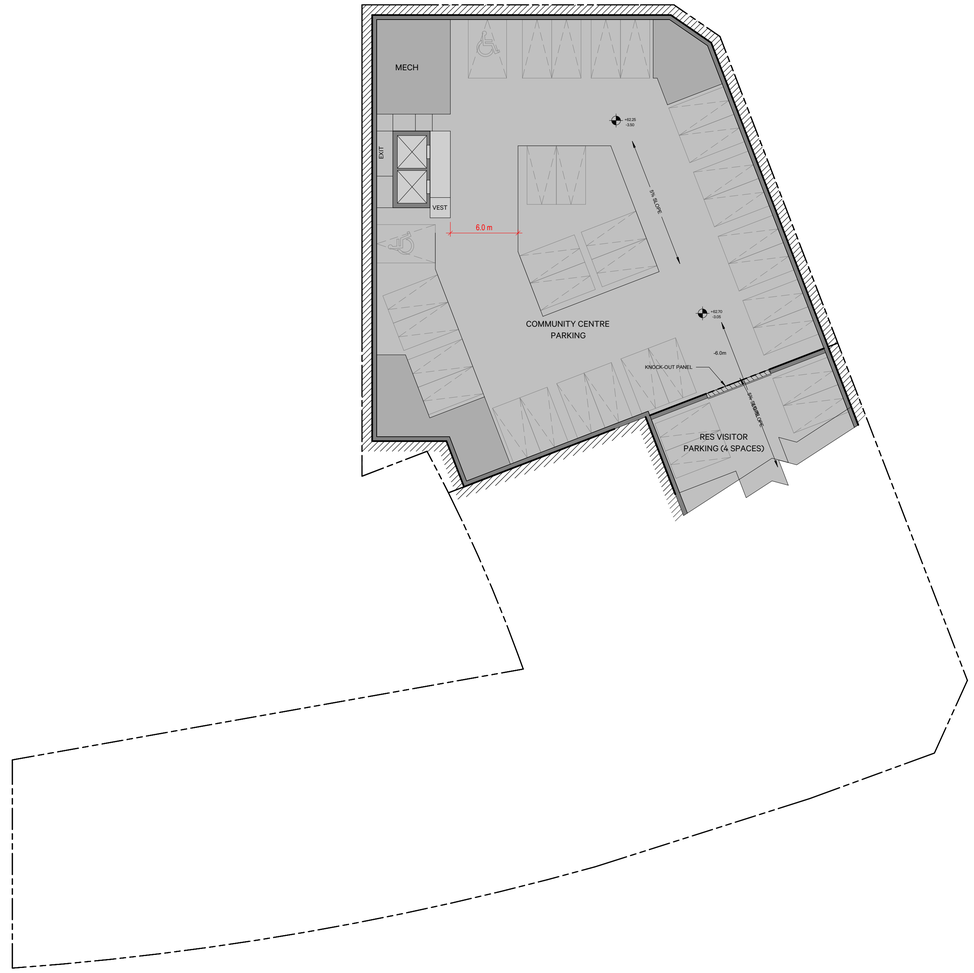
LOT B - SITE PLAN

PROJECT		DRAWN	MC
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NOTES



HORIZONTAL & STACKED BICYCLE PARKING (HORIZONTAL) 1.8M x 0.6m



STANDARD PARKING SPOT 5.2 x 2.6m



ACCESSIBLE PARKING SPOT 5.2 x 3.4m

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LOT B - PARKING LEVEL P2

PROJECT		DRAWN	MC
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1.8M x 0.6m



STANDARD PARKING SPOT
5.2 x 2.6m

ACCESSIBLE PARKING SPOT
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LOT B - PARKING LEVEL P1

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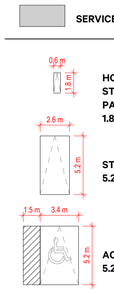
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- 2B UNIT
- 3B UNIT
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LOT B - GROUND FLOOR PLAN

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LOT B - LEVEL 02 PLAN

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LOT B - LEVEL 03 PLAN

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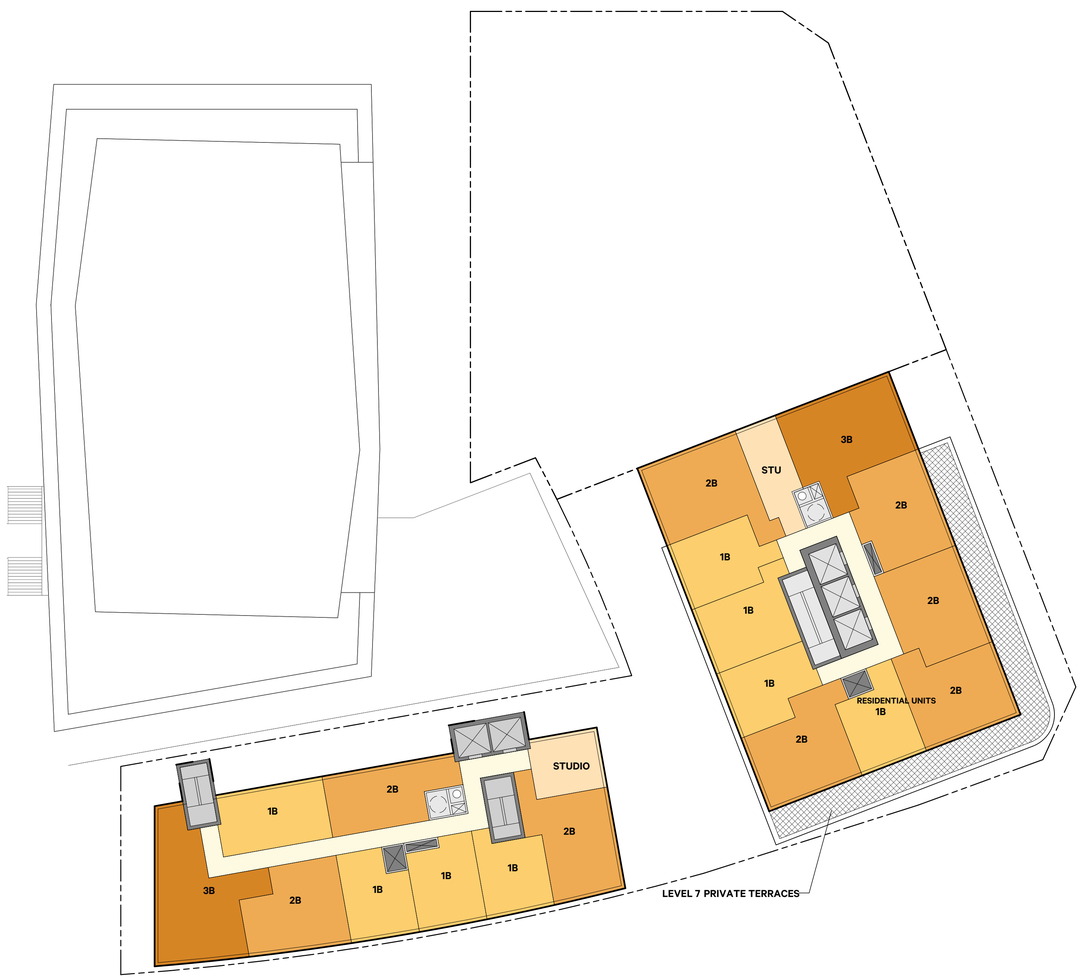
LOT B - LEVEL 04-06 PLAN

PROJECT		DRAWN	MC
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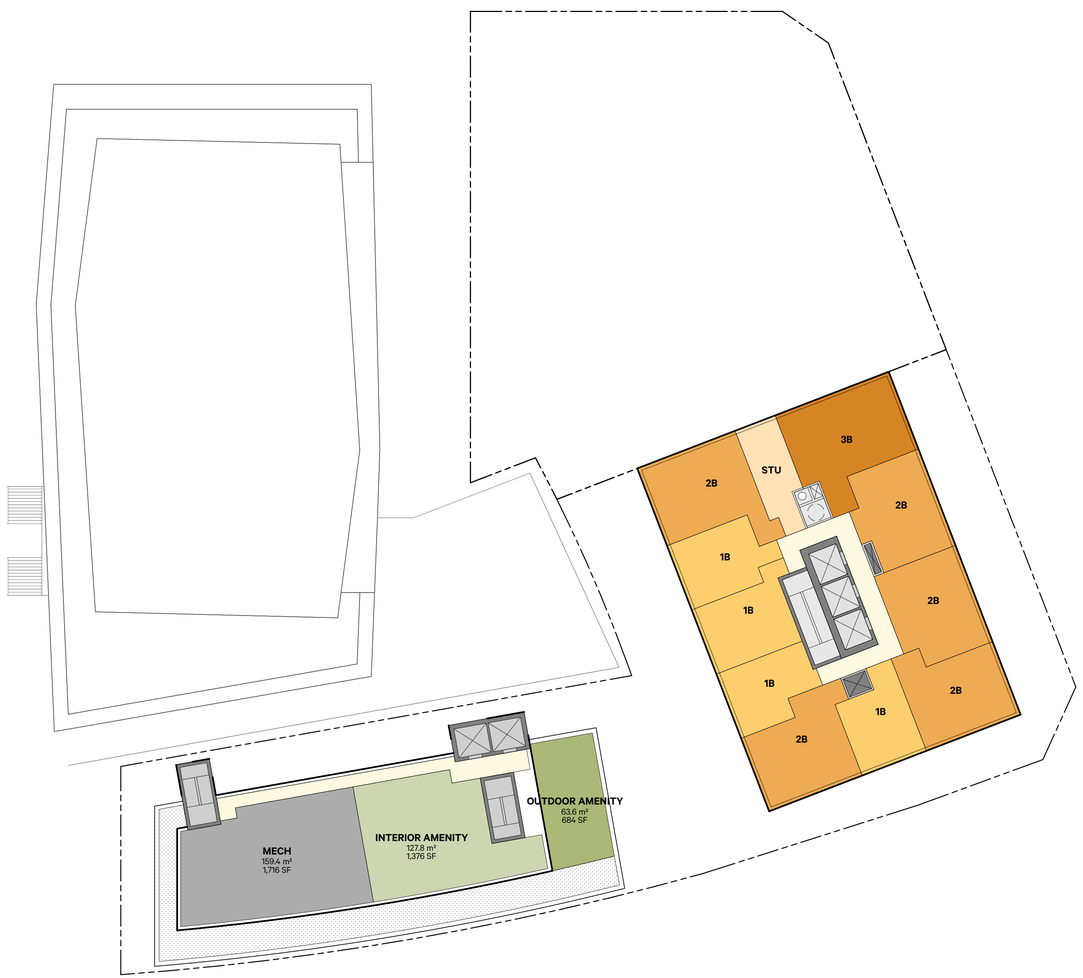
LOT B - LEVEL 07-08 PLAN

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SCALE	As indicated	CHECKED	RN
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LOT B - BUILDING E MPH

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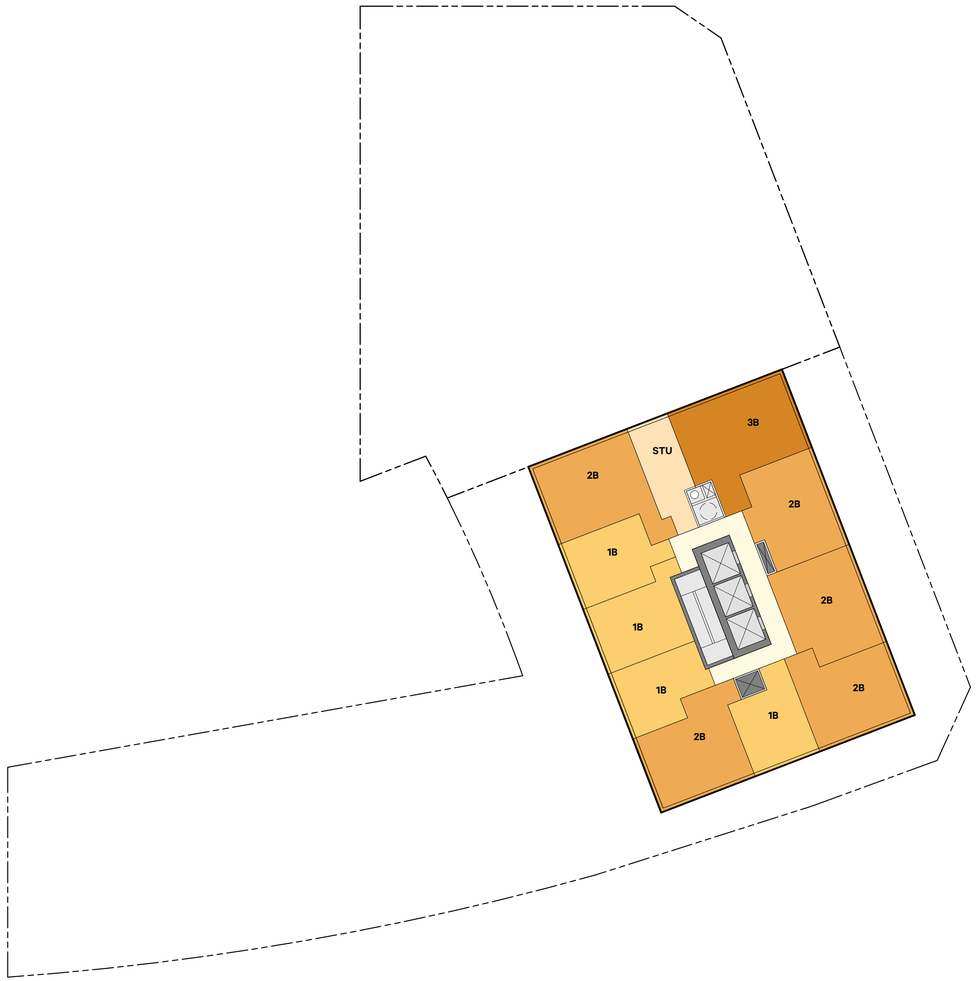
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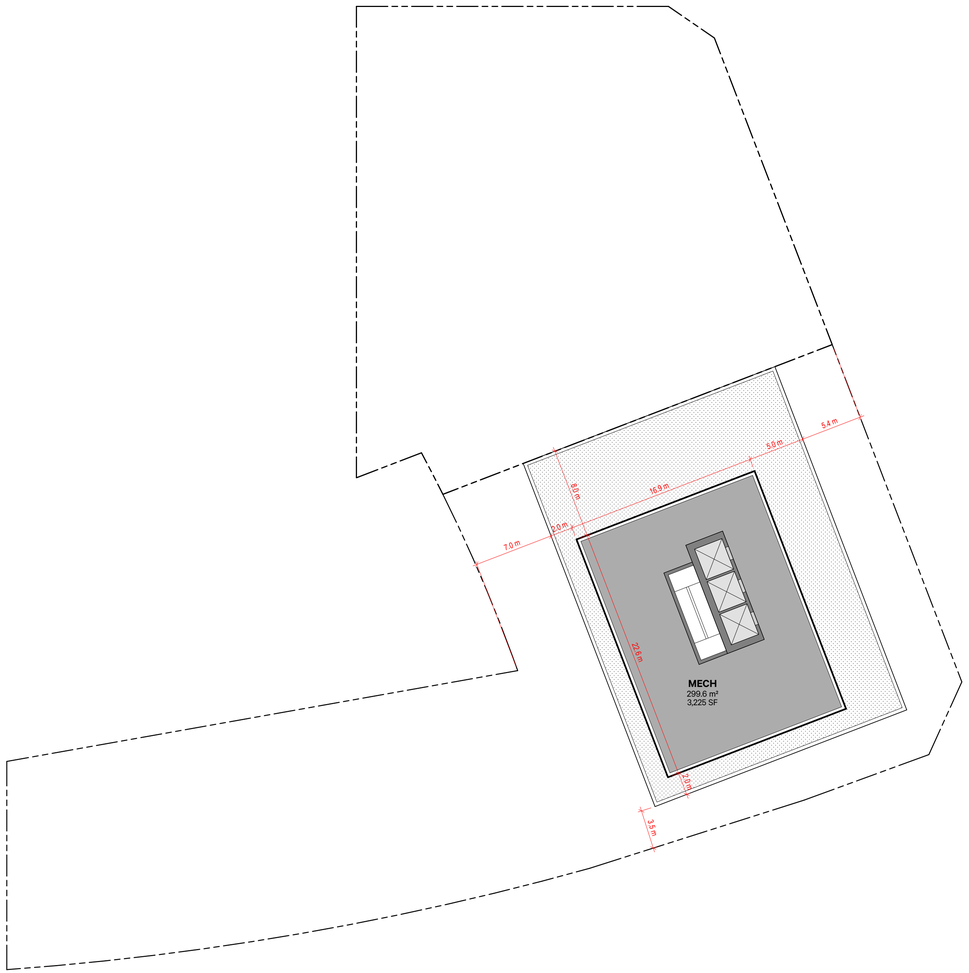
LOT B - TYPICAL TOWER PLAN

PROJECT		DRAWN	MC
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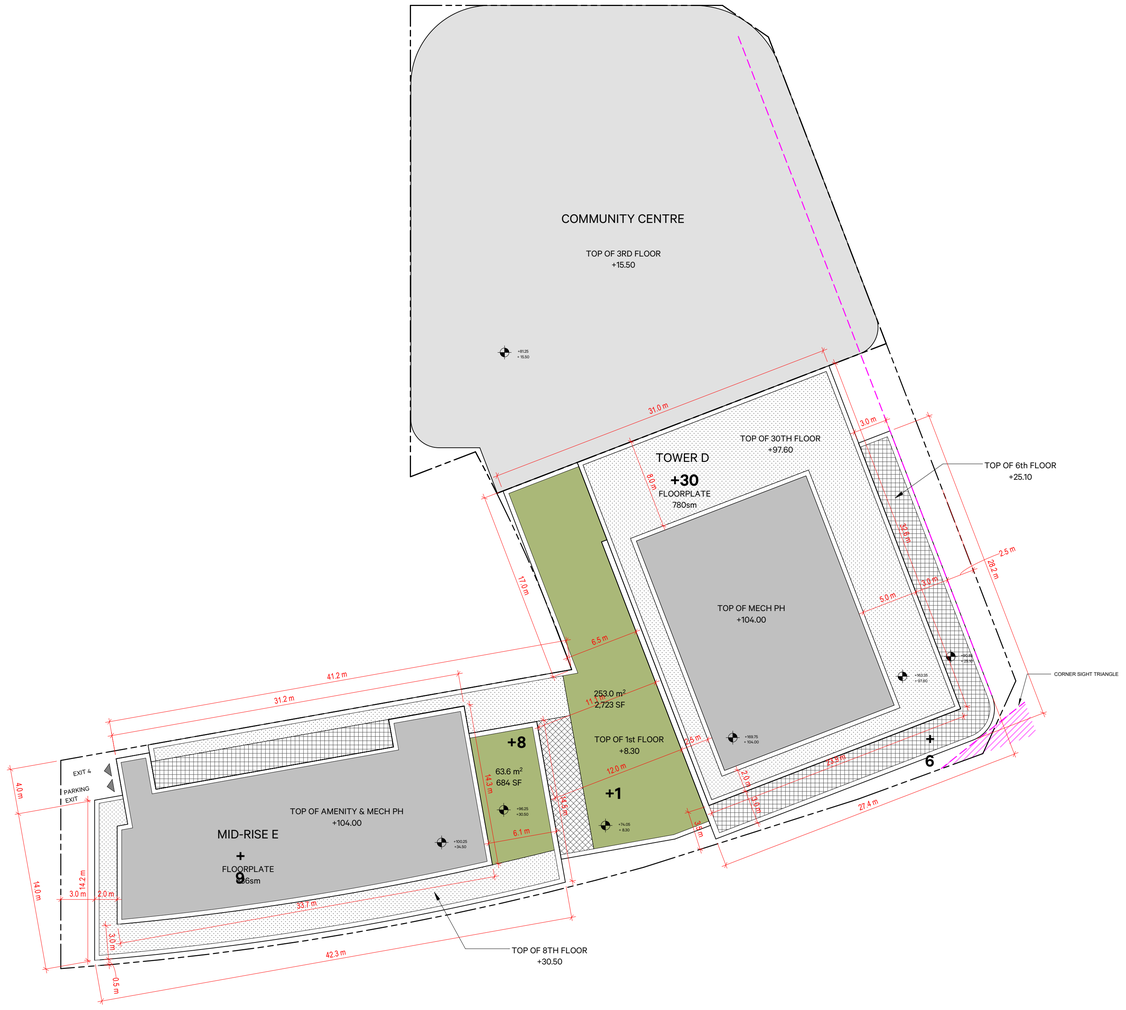
LOT B - MECH PH PLAN

PROJECT		DRAWN	MC
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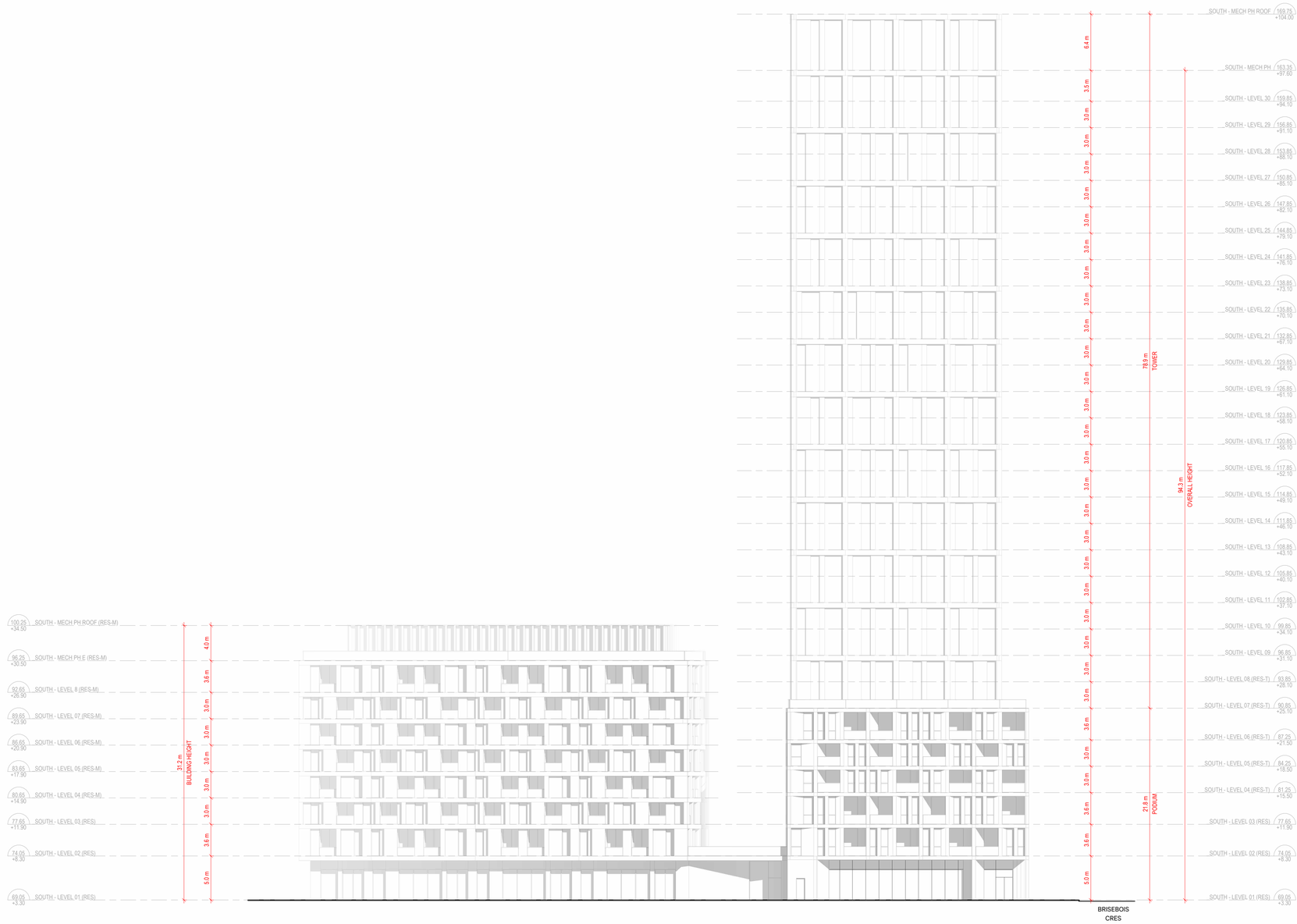
LOT B - ROOF PLAN

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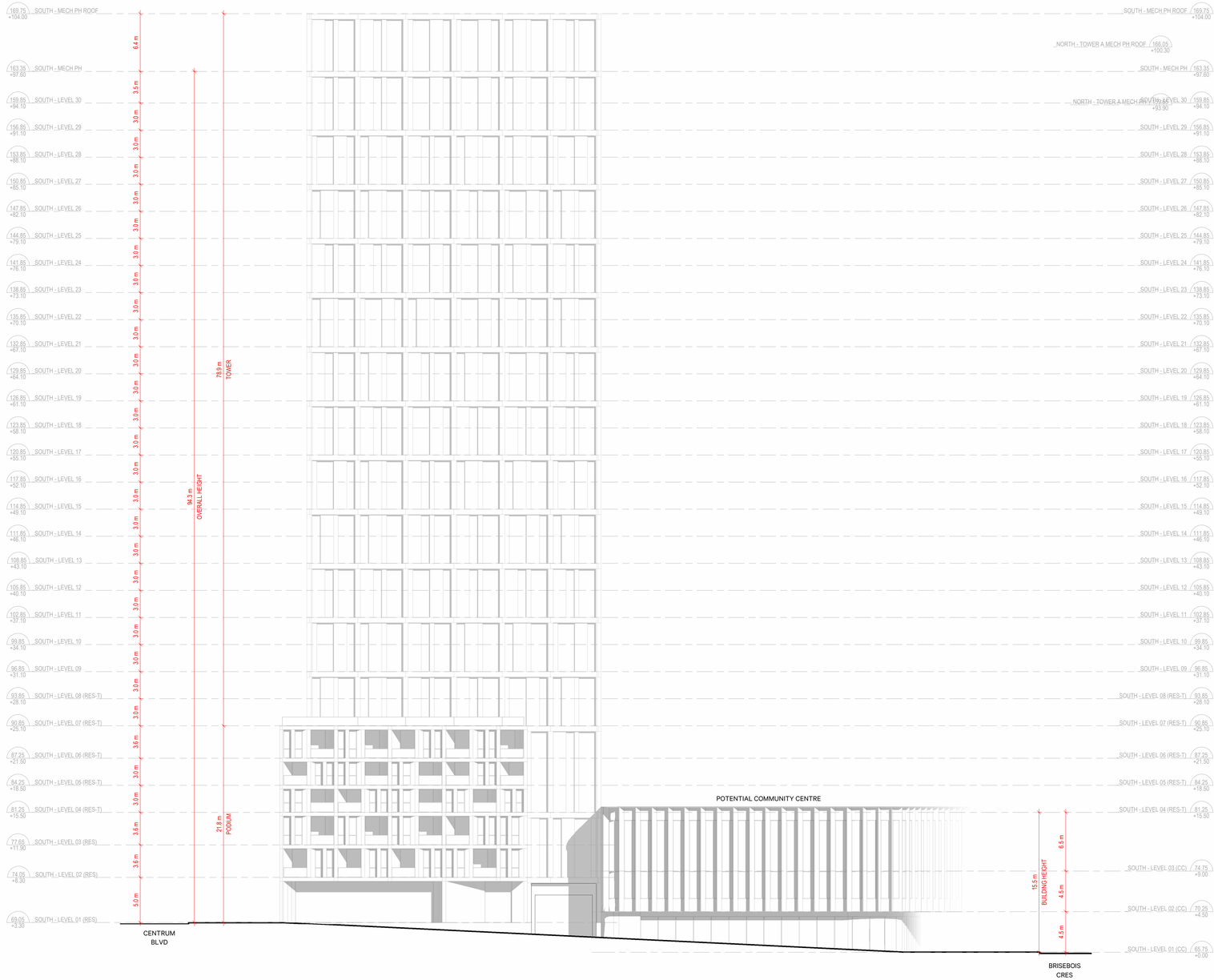
LOT B - SOUTH ELEVATION

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

2-A400

5/11/2026 4:55:34 PM

Autodesk Docs://265 Centrum/A2305-Centrum_ARCH-MAIN_R24.rvt



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NO.	DATE	REVISION/COMMENT
1	2025-12-12	Issued for ZBA
2	2026-02-20	Reissued for ZBA
3	2026-05-11	Reissued for ZBA

NOTES

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LOT B - EAST ELEVATION

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

2-A401

5/11/2026 4:55:57 PM

Autodesk Docs://265 Centrum/24265-Centrum_ARCH-MAIN_R24-rv1

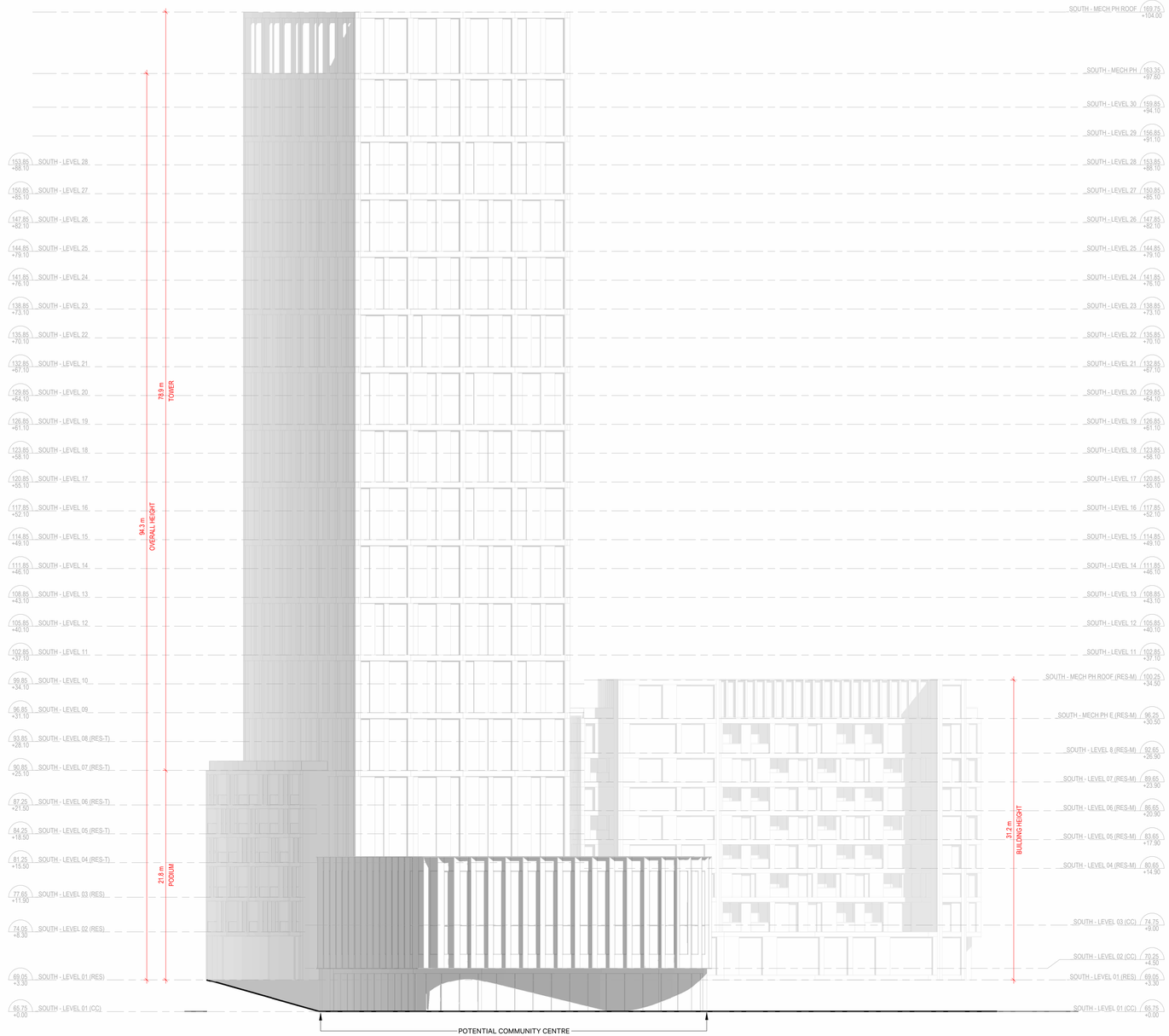
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LOT B - NORTH ELEVATION

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

2-A402

5/11/2026 4:56:12 PM

Autodesk Docs://265 Centrum/42305-Centrum_ARCH-MAIN_R24.rvt

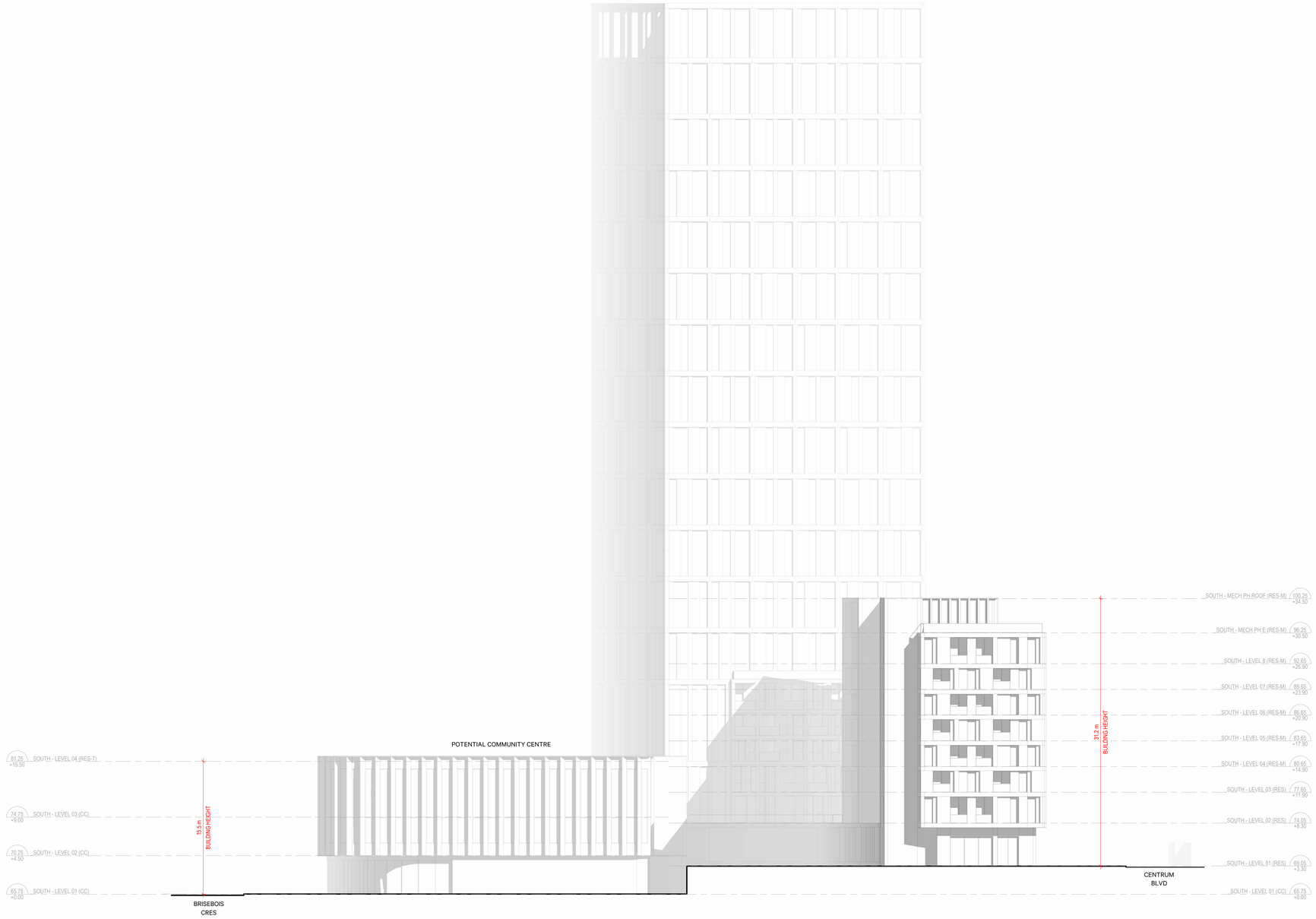
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LOT B - WEST ELEVATION

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

2-A403

5/11/2026 4:56:28 PM

Autodesk Docs://265 Centrum/42305-Centrum_ARCH-MAIN_R24.rvt

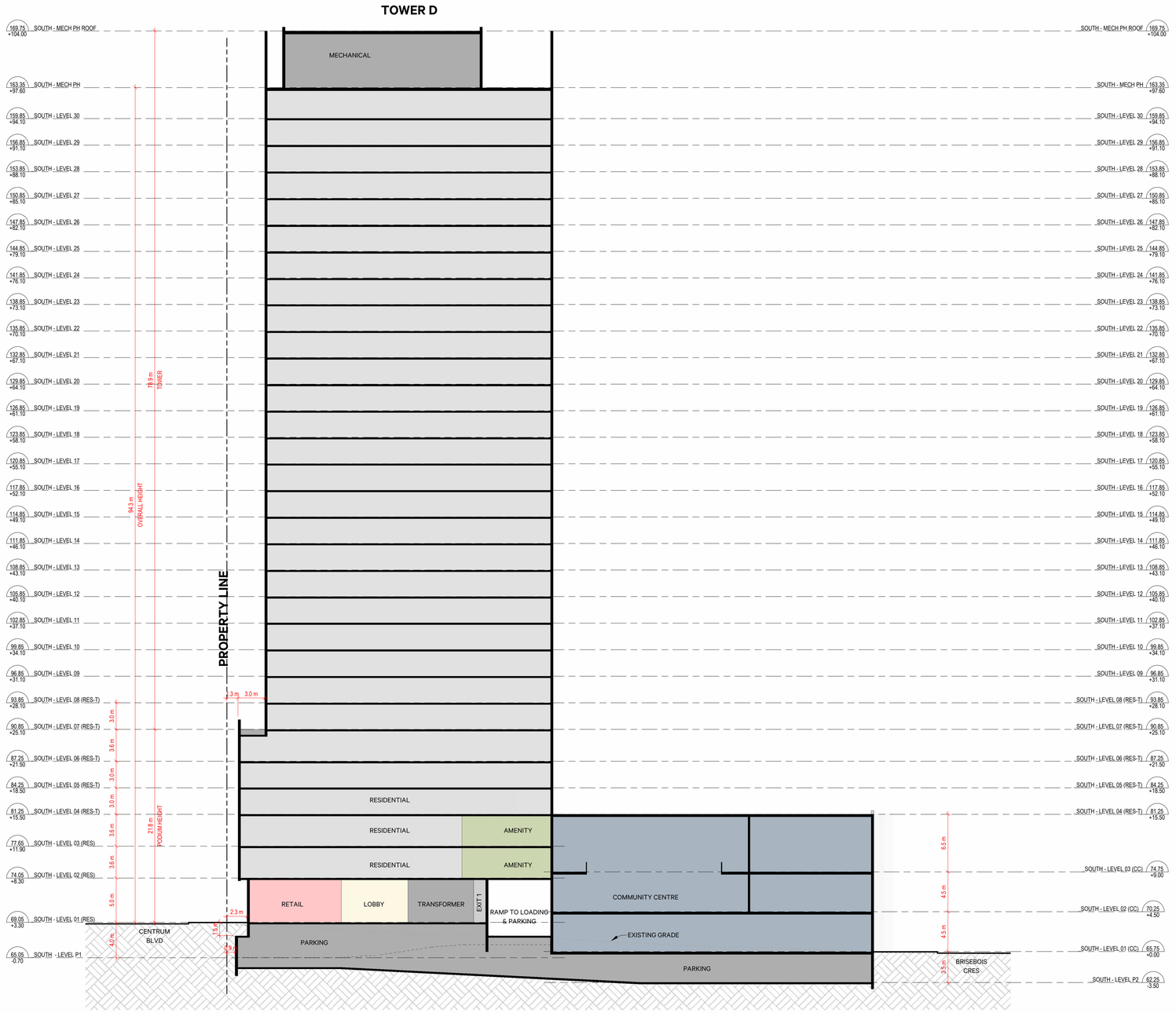
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NOTES



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

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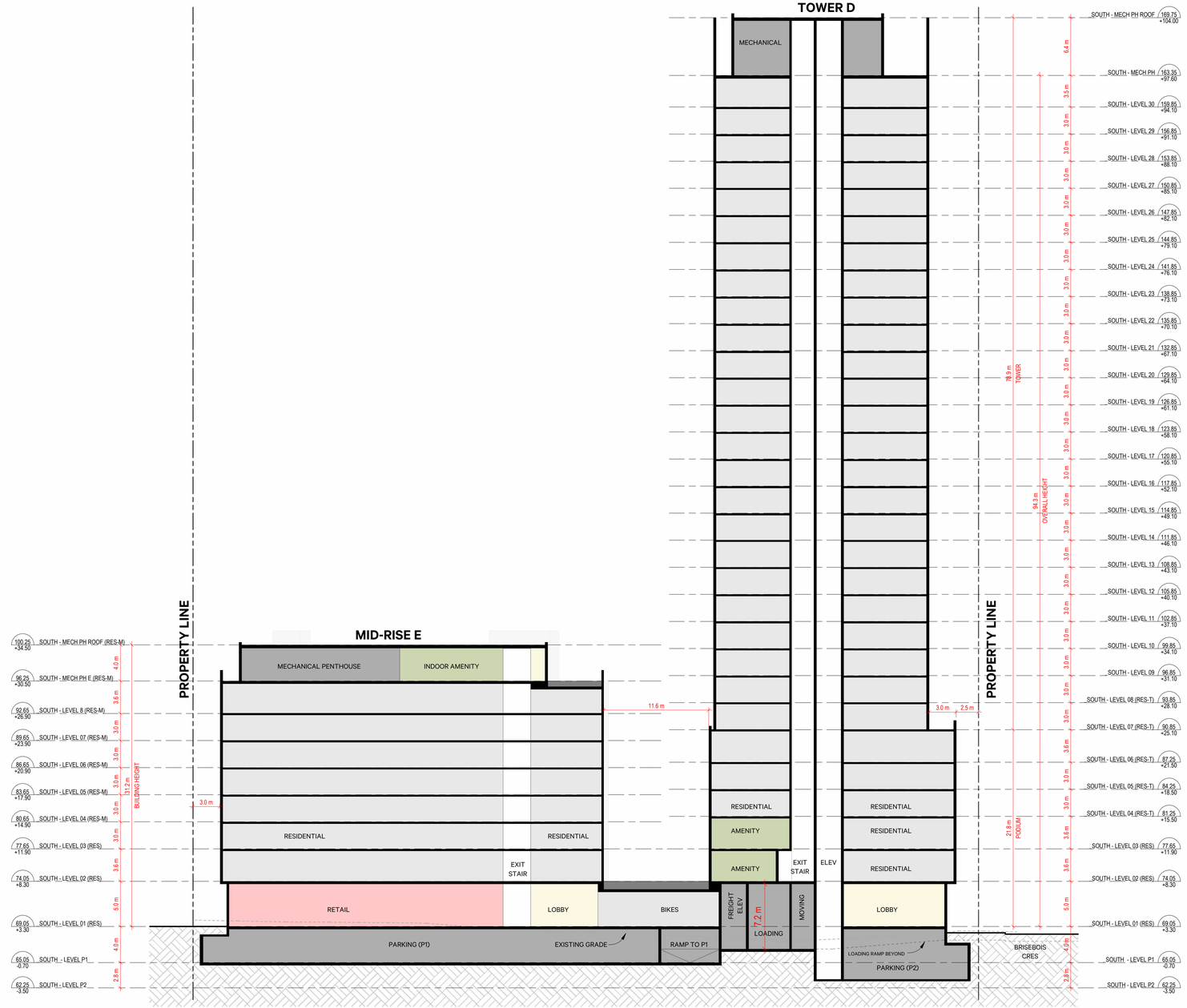
LOT B - BUILDING SECTIONS

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

2-A500

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

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LOT B - BUILDING SECTIONS

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

2-A501

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