

Forum

Forum House at Brookfield Place
East Podium, 2nd Floor
181 Bay Street
Toronto, ON M5J 2T3

February 20, 2026

Kelly Livingstone
Planner 3
City of Ottawa
10 Laurier Ave W
ON K1P 1J1

Submitted via email: kelly.livingstone@ottawa.ca

Dear Mr. Livingstone,

**Re: 530 Brisebois, part of 265 Centrum Boulevard (Forum Lands)
Zoning By-law Amendment Application – Urban Design Review
Panel Report**

On behalf of Forum Asset Management, as itself and as agent to Forum Investment and Development Corporation) (“Forum”), we are pleased to submit an Urban Design Review Panel (“UDRP”) Report for the lands municipally known as 530 Brisebois, being part of 265 Centrum Boulevard. The UDRP Report is being submitted as part of the Zoning By-law Amendment (“ZBA”) application and is intended to address Urban Desing’s deficiency comment issued February 6, 2026.

The UDRP was attended by Forum, SvN – Architects + Planners, and Novatech at 4:15pm on December 5, 2025. The UDRP Panel Recommendations were issued by the City of Ottawa on December 22, 2025 (Appendix A). A comprehensive response summary to the UDRP Panel Recommendations has been prepared (Appendix B).

Access to the UDRP Brief prepared by SvN – Architects + Planners has been included with the accompanying email correspondence.

Forum looks forward to advancing this ZBA application with City of Ottawa through this ZBA application and ultimately contributing to the vision for Orléans Town Centre West and the Orléans Corridor.

Yours truly,

Stuart Cooper

Stuart Cooper
Senior Director, Real Estate Development

Forum Asset Management
stuartc@forumam.com

**Extraordinary
Outcomes™**

530 Brisbois and 265 Centrum Street | Informal Pre-Consultation Review | Zoning By-law Amendment | SvN Architects + Planners, Forum Asset Management |

Panel Members in Attendance: David Leinster | James Parakh | Heather Rolleston | Colin Berman | Alex Taranu |



Key Recommendations

- The Panel appreciates the comprehensive presentation and package, noting the high level of thoughtfulness.
- The Panel supports the integrated community uses of the project and acknowledges the challenges of the site, including its grading, windswept conditions, and configuration, which the project aims to mitigate.
- The Panel encourages the team to continue developing a pedestrian-focused lens, ensuring strong connections between the community center and the park, with tree-lined streets and comfortable mid-block pedestrian connections.
- The Panel supports the emerging built form, including podium heights and the overall simple architectural expression, while maintaining a balance between density and community use.
- The Panel recommends considering the reduction of the nine-storey building on Centrum to six stories to better match the scale of the street while maintaining transition to the 30-storey corner tower.
- The Panel highlights the importance of ensuring the community center is delivered in the first phase, as it is key to the success of the development.
- The Panel encourages refinement of pedestrian connections and mid-block links, including seasonal wind comfort and usability of outdoor spaces.

Site Design & Public Realm

- The Panel appreciates the scale of the podiums and the buildings setbacks, which creates a better relationship with the surrounding streets.
- The Panel notes that connections to the LRT are planted but currently uncomfortable due to wind and recommends redesigning these areas to improve comfort.
- The Panel encourages enhancing the Brisebois Crescent frontage to allow for more greenery including tree planting, calm wind conditions, and improved street character.
- The Panel emphasizes strong pedestrian linkages between the community centre, park, and mid-block connections, including opportunities to carry paving patterns and materials across streets and open spaces to unify the neighborhood.
- The Panel recommends a more generous entry for the community center, providing a welcoming touch point and outdoor seating, rather than being flush with the property line.
- The Panel recommends exploring ways to increase setbacks and give land back to the park, minimizing shadow impacts and enhancing public access.
- The Panel strongly recommends that streets and mid-blocks be tree-lined, pedestrian-friendly, and safe, providing a pleasant environment that supports walking and community interaction.
- The Panel encourages design strategies to improve comfort and usability of outdoor spaces, taking into account seasonal wind, shading, and public realm microclimate.

Sustainability

- The Panel appreciates early consideration of embodied carbon and encourages this approach to continue through architectural, structural, and landscape design.
- The Panel recommends that sustainability should extend beyond energy to include stormwater management, heat island reduction, open space networks, microclimate, and social sustainability.
- The Panel encourages the development of a structured sustainability framework that addresses environmental, technical, and social considerations, guiding future phases and development partners.

Built Form & Architecture

- The Panel appreciates the simplicity, clarity, and balance of the architectural expression, including the emerging podium heights and tower disposition.

- The Panel recommends reviewing cantilevered upper floors, which appear larger at upper levels, suggesting simplification for better proportion and cohesion.
- The Panel supports the use of podiums to define street walls and emphasizes a unified architectural language across towers while allowing lighter, colorful elements that integrate greening.
- The Panel encourages recalibrating tower floor plates, particularly for the northern towers, to 750 sqm, reducing massing, improving setbacks, and enhancing pedestrian and park connections.
- The Panel highlights the importance of careful attention to grade transitions, slope conditions, and pedestrian interfaces, ensuring safe, legible, and accessible entrances along streets and minor roads.
- The Panel notes the importance of sound mitigation measures at podium levels near major roads and encourages early integration of these features.
- The Panel emphasizes that the three towers will be prominent, particularly from the highway, and the podium street wall will be an important unifying element in defining the streetscape.
- The Panel recommends considering the reduction of the nine-storey building on Centrum to six stories to better match the scale of the other buildings on the street while maintaining transition to the 30-storey corner tower.
- The Panel encourages the exploration of architecture that supports the community-oriented identity of the project, using articulation, materials, and color to reinforce cohesion and public engagement.
- The Panel recommends minimizing shadow impacts on adjacent park spaces and maximizing daylight access wherever possible through podium and tower massing adjustments.
- The Panel notes the urban character of the development is tighter and more downtown Toronto-like, compared to the suburban context of Orleans, and recommends ensuring sufficient street-level “room to breathe” in this higher-density urban neighbourhood.

Appendix B

530 Brisebois Crescent and part of 265 Centrum Boulevard
UDRP Recommendation Response Matrix
 2025.12.22-Orleans-CoO-UDRP Panel Recommendations.pdf

No.	Comment	Response
Key Recommendations		
1	The Panel appreciates the comprehensive presentation and package, noting the high level of thoughtfulness	Acknowledged
2	The Panel supports the integrated community uses of the project and acknowledges the challenges of the site, including its grading, windswept conditions, and configuration, which the project aims to mitigate	Acknowledged
3	The Panel encourages the team to continue developing a pedestrian-focused lens, ensuring strong connections between the community center and the park, with tree-lined streets and comfortable mid-block pedestrian connections.	Acknowledged, the public realm upgrades to ROWs are an ongoing discussion with the City. Forum will be contributing to landscape upgrades to areas within the property through Site Plan Control
4	The Panel supports the emerging built form, including podium heights and the overall simple architectural expression, while maintaining a balance between density and community use.	Acknowledged
5	The Panel recommends considering the reduction of the nine-storey building on Centrum to six stories to better match the scale of the street while maintaining transition to the 30-storey corner tower	The proposed height of 9 storeys mid-rise aligns with the approved height within the Secondary Plan and height transition strategy. Building D & E will be delivered collectively as Phase 1 - the proposed density and massing is a by-product of achieving feasibility for a development that is intending to bring significant public benefits to an areas intended for intensification and service by rapid transit
6	The Panel highlights the importance of ensuring the community center is delivered in the first phase, as it is key to the success of the development	The purpose of the rezoning is intended to ensure that a "community centre" is a permitted land use. This is a preliminary massing concept only, the applicant is not responsible for the community centre design. The community centre programming as it relates to the outdoors can be further explored at the time of Site Plan Control when the design details of the facility are known.
7	The Panel encourages refinement of pedestrian connections and mid-block links, including seasonal wind comfort and usability of outdoor spaces	Wind conformt and specific programming to be addressed in Site Plan Control
Site Design & Public Realm		
8	The Panel appreciates the scale of the podiums and the buildings setbacks, which creates a better relationship with the surrounding streets.	Acknowledged
9	The Panel notes that connections to the LRT are planted but currently uncomfortable due to wind and recommends redesigning these areas to improve comfort.	Acknowledged, wind mitigation measures for pedestrian comfort to be further studied and addressed through Site Plan Control
10	The Panel encourages enhancing the Brisebois Crescent frontage to allow for more greenery including tree planting, calm wind conditions, and improved street character.	Acknowledged, a setback condition of ranging from 2.5m to 5.0m has been provided on Lot A and Lot B to support street trees where feasible. Best efforts have been made on Lot A due to constraints, including bookending the loading & servicing access and maintaining a continous pedestrian path along the frontages of Lot A & B.
11	The Panel emphasizes strong pedestrian linkages between the community centre, park, and mid-block connections, including opportunities to carry paving patterns and materials across streets and open spaces to unify the neighborhood.	Updgrades to the ROW including public sidewalks are the responsibility of the City of Ottawa. Forum will be contributing to landscape upgrades to areas within the private property boundaries
12	The Panel recommends a more generous entry for the community center, providing a welcoming touch point and outdoor seating, rather than being flush with the property line.	The purpose of the rezoning is intended to ensure that a "community centre" is a permitted land use. This is a preliminary massing concept only, the applicant is not responsible for the community centre design. The community centre programming as it relates to the outdoors can be further explored at the time of Site Plan Control when the design details of the facility are known.
13	The Panel recommends exploring ways to increase setbacks and give land back to the park, minimizing shadow impacts and enhancing public access.	Considerations for land dedication will be done through the appropriate mechanisms
14	The Panel strongly recommends that streets and mid-blocks be tree-lined, pedestrian-friendly, and safe, providing a pleasant environment that supports walking and community interaction.	Acknowledged, all factors noted will continued to be considered through Site Plan Control
15	The Panel encourages design strategies to improve comfort and usability of outdoor spaces, taking into account seasonal wind, shading, and public realm microclimate.	Acknowledged, all factors noted will continued to be considered through Site Plan Control
Sustainability		
16	The Panel appreciates early consideration of embodied carbon and encourages this approach to continue through architectural, structural, and landscape design.	Acknowledge, sustainability measures and building performance to be addressed in Site Plan Control
17	The Panel recommends that sustainability should extend beyond energy to include stormwater management, heat island reduction, open space networks, microclimate, and social sustainability.	Acknowledge, sustainability measures and building performance to be addressed in Site Plan Control
18	The Panel encourages the development of a structured sustainability framework that addresses environmental, technical, and social considerations, guiding future phases and development partners.	Acknowledge, sustainability measures and building performance to be addressed in Site Plan Control
Built Form & Architecture		
19	The Panel appreciates the simplicity, clarity, and balance of the architectural expression, including the emerging podium heights and tower disposition.	Acknowledged
20	The Panel recommends reviewing cantilevered upper floors, which appear larger at upper levels, suggesting simplification for better proportion and cohesion.	This feature is being articulated via the building façade and can be further assessed through determining tower materiality in Site Plan Control
21	The Panel supports the use of podiums to define street walls and emphasizes a unified architectural language across towers while allowing lighter, colorful elements that integrate greening	Acknowledged
22	The Panel encourages recalibrating tower floor plates, particularly for the northern towers, to 750 sqm, reducing massing, improving setbacks, and enhancing pedestrian and park connections.	The larger floor plates of 780 m ² GCA enable more efficient unit layouts with increased corner exposures, deeper setbacks from corridors, thereby facilitating the design of larger, family-sized units with improved natural light for primary and secondary bedrooms, cross ventilation for corner units, storage capacity, and functional separation between living and sleeping areas. There would minimal impact to tower setback, seperation distance, and shadowing by meeting the 750m2 GCA per the guidelines. There is emphasis on using podium and at grade units, amenity areas, retail to enhance pedestrian experience.
23	The Panel highlights the importance of careful attention to grade transitions, slope conditions, and pedestrian interfaces, ensuring safe, legible, and accessible entrances along streets and minor roads.	Acknowledge, safe, legible, and accessible entrances along streets and minor roads can be addressed in Site Plan Control
24	The Panel notes the importance of sound mitigation measures at podium levels near major roads and encourages early integration of these features.	Acknowledged, a noise study will be completed as part of the Site Plan Control process
25	The Panel emphasizes that the three towers will be prominent, particularly from the highway, and the podium street wall will be an important unifying element in defining the streetscape.	Acknowledged
26	The Panel recommends considering the reduction of the nine-storey building on Centrum to six stories to better match the scale of the other buildings on the street while maintaining transition to the 30-storey corner tower.	The proposed height of 9 storeys mid-rise aligns with the approved height within the Secondary Plan and height transition strategy. Building D & E will be delivered collectively as Phase 1 - the proposed density and massing is a by-product of achieving feasibility for a development that is intending to bring significant public benefits to an areas intended for intensification and service by rapid transit
	The Panel encourages the exploration of architecture that supports the community-oriented identity of the project, using articulation, materials, and color to reinforce cohesion and public engagement.	Acknowledged, materiality to be futher determined through Site Plan Control
27	The Panel recommends minimizing shadow impacts on adjacent park spaces and maximizing daylight access wherever possible through podium and tower massing adjustments.	Height transition and massing are inline with the Secondary Plan policy and intensification objectives of the Secondary Plan while minimizing shadow impacts on publics parks
28	The Panel notes the urban character of the development is tighter and more downtown Toronto-like, compared to the suburban context of Orleans, and recommends ensuring sufficient street-level "room to breathe" in this higher-density urban neighbourhood.	The Secondary Plan directs the tallest buildings and densities are directed to areas best serviced by rapid transit, walking and cycling, to create highly liveable mixed use neighbourhoods. Additional setback at grade on Brisebois Cres and the midlock contribute to a high quality pedestrian realm at grade