

SITE INFORMATION

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SITE AREA	8847 m ²			
PHASE 1 - SOUTH TOWER	5 905 m ²			
PHASE 2 - NORTH TOWER	2 942 m ²			
HEIGHT	Roof Mechanical			
PHASE 1 - SOUTH TOWER	40.947 m 43.792 m			
PHASE 2 - NORTH TOWER	38.106 m 37.691 m			
SETBACKS PROVIDED				
NORTH	SOUTH	EAST	WEST	
3m	3m	3m	6m	
DEVELOPMENT STATISTICS				
RESIDENTIAL UNITS				
Apartment phase 1	7 bedrooms + D: 137	226		
	2 bedrooms + D: 77			
	2 bedrooms + D: 25			
Apartment phase 2	7 bedrooms + D: 27	128		
	2 bedrooms + D: 56			
	2 bedrooms + D: 25			
Apartment total	7 bedrooms + D: 164	354		
	2 bedrooms + D: 103			
	2 bedrooms + D: 25			
GROSS LEASABLE FLOOR AREA #m2		bonus		
GLFA phase 1	15 918 m ²			
GLFA phase 2	10 843 m ²			
GLFA total	26 761 m ²			
PROPOSED GFA		m2	bonus/amenity	
GROSS phase 1	18 822 m ²			
GROSS phase 2	12 375 m ²			
GROSS total	31 197 m ²			
GFA total	28 960 m ²			
TOTAL BUILDING AREA m²				
Phase 1	28 191 m ²			
Phase 2	17 500 m ²			
Total building (basement incl.)	45 741 m ²			
PARKING		Required	Provided	
Phase 1	257	143		
Phase 2	36	406		
Total parking	62	549		
Motor stalls (included)	3	3		
Handicap stalls Type A (included)	4	4		
Handicap stalls Type B (included)	4	4		
Total bicycle parking	177	180		
AMENITY AREA		Required (m ²)	Provided (m ²)	
ZONING BY-LAW SECTION 137	2 124	1 062	3 121	
MINIMUM FOR APARTMENT DWELLING - 6 m ² /UNIT				
50% OF THE GFA OF EACH FLOORING UNITS				
MINIMUM 50% COMMUNAL				
COMMON AMENITY AREA - 5.5m ²				
GF Resident Common Interior Amenity Area	390			
GF Resident Common Exterior Amenity Area	2 411			
GF Private Terrace	738			
2nd to 3rd Floor - Private Balconies	256			
4th Floor - Private Balconies	280			
5th Floor - Private Balconies	281			
6th Floor - Common Terrace	280			
6th to 12th Floor - Private Balconies	273			
13th to 14th Floor - Private Balconies	151			
TOTAL AMENITY AREA	7 109			
TOTAL PRIVATE AMENITY AREA	3 981			
TOTAL COMMUNAL AMENITY AREA	3 121			
LOT COVERAGE		8.847		
Proposed site area	3 545			
Proposed building area	10 642			
Percentage	38%			
LANDSCAPED SURFACES				
Soil landscaping	3 176			
Total landscaping	4 663			
Percentage	62%			
TOTAL BUILDING AREA	45 741			
PROPOSED RATIO	5.1			

- General Notes
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 - All dimensions which appear on the documents must be verified by the contractor prior to commencement of work.
 - The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
 - The dimensions on these documents must be read and not measured.
 - The property boundary information is derived from the TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 6, REGISTERED PLAN 4M-1682, CITY OF OTTAWA Surveyed by Arns, O'Sullivan, Volebak Ltd.

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Scale



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 ARCHITECT(E)S



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Project
LIB ORLEANS

Location
 500 Famille Côté Ave.,
 Orléans, ON

Project No.

13521

NO REVISION DATE (aa-mm-jj)
 A FOR UDRP 2026-06-12

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Preliminary
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 CONSTRUCTION

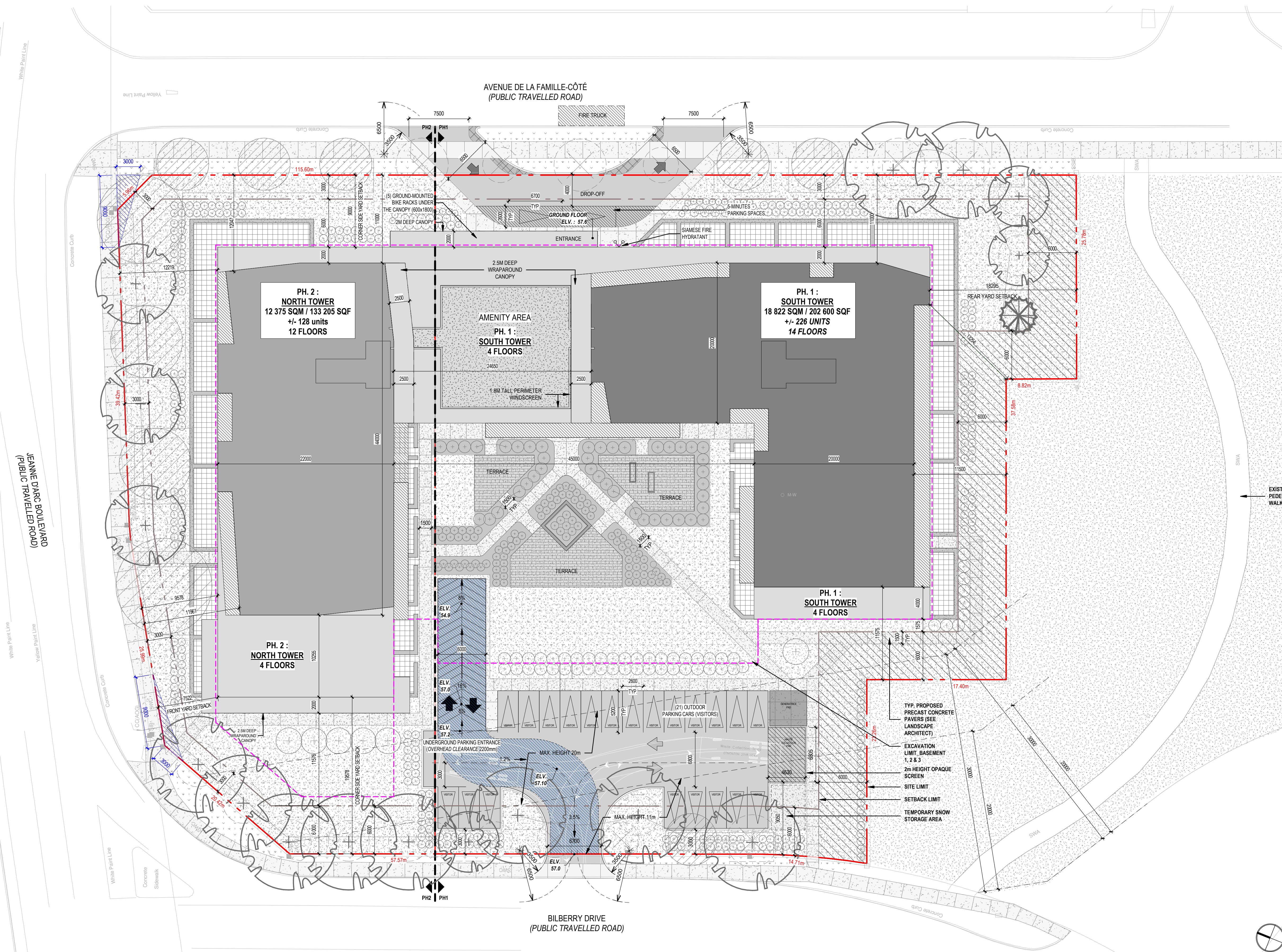
Drawn by
 S.P.
 Date (aa-mm-jj)
 2026-03-02
 Drawing Title

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SITE PLAN

Revision
A

Draw Number
A101



GRAPHIC LEGEND

- 25.78m SITE LIMIT (LENGTHS PROPERTY LINES)
- SETBACK LIMIT
- PHASING
- HEIGHT LIMIT
- UNDERGROUND PARKING LIMIT
- EASEMENT (SEE SURVEY)
- CORNER SIGHT TRIANGLES
- PROPOSED LAWN AREA (SEE LANDSCAPE ARCHITECT)
- PROPOSED PRECAST CONCRETE PAVERS (SEE LANDSCAPE ARCHITECT)
- PROPOSED PLANTING AREA (SEE LANDSCAPE ARCHITECT)
- PROPOSED CONCRETE PAVERS (SEE LANDSCAPE ARCHITECT)
- DRIVEWAY PATH (AVERAGE GRADIENT 5.3%)
- EXISTING TREE TO REMAIN (SEE LANDSCAPE ARCHITECT)
- EXISTING TREE TO BE REMOVED (SEE LANDSCAPE ARCHITECT)
- PROPOSED DECIDUOUS TREE (SEE LANDSCAPE ARCHITECT)
- PROPOSED CONIFEROUS TREE (SEE LANDSCAPE ARCHITECT)
- PROPOSED SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES (SEE LANDSCAPE ARCHITECT)



SITE PLAN

1:250

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 A101