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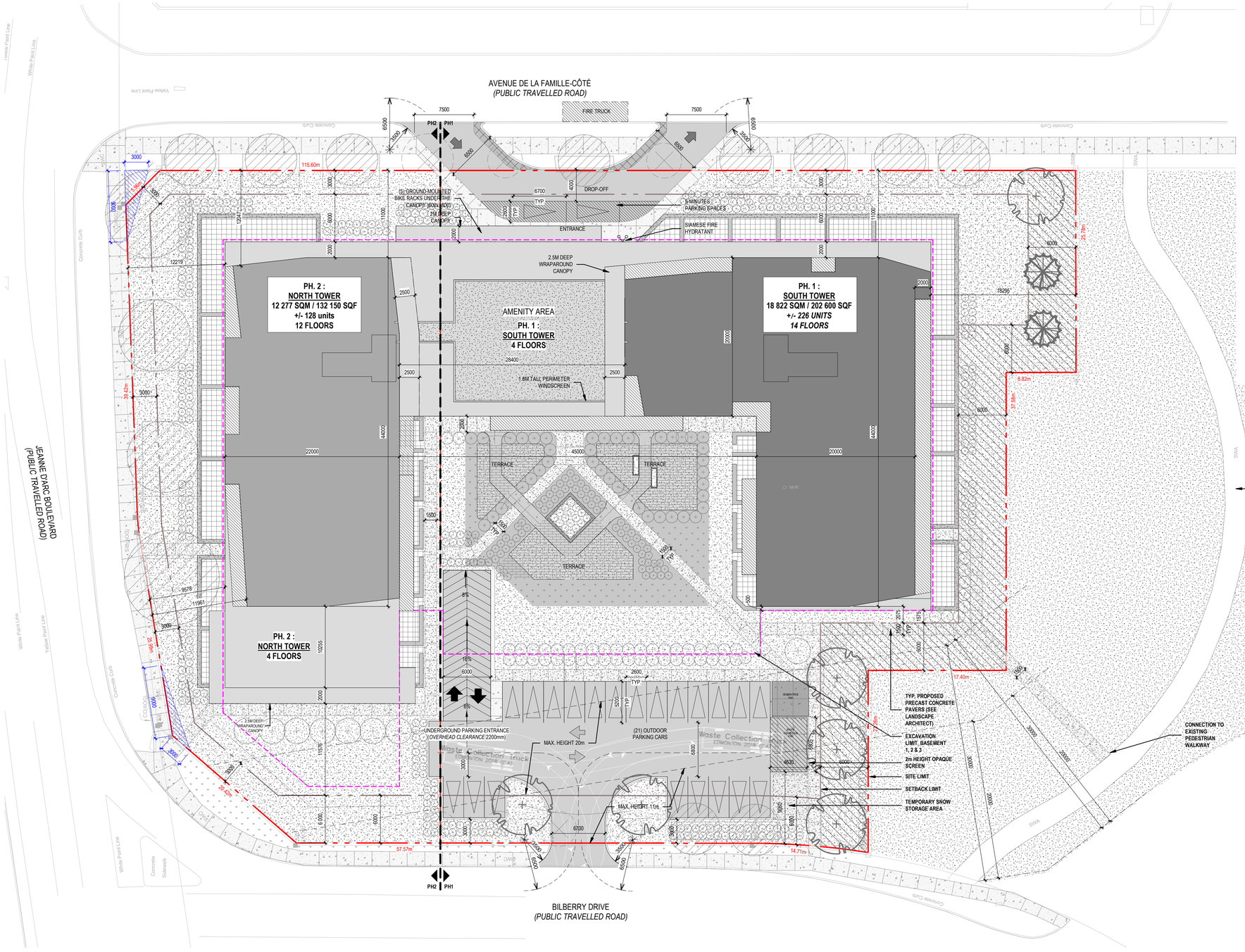

SITE INFORMATION

SITE INFORMATION

SITE AREA			8947 m²
PHASE 1 - SOUTH TOWER			5 905 m²
PHASE 2 - NORTH TOWER			3 042 m²
HEIGHT		Roof	Mechanical
PHASE 1 - SOUTH TOWER		40,947 m	43,792 m
PHASE 2 - NORTH TOWER		35.106 m	37,951 m

SETBACKS PROVIDED	NORTH	SOUTH	EAST	WEST
	3m	3m	3m	6m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS			
Apartment phase 1	*1 bedroom :*	*128*	226
	1 bedroom + D :	*21*	
	2 bedrooms :	*77*	
	2 bedrooms + D :	*0*	
Apartment phase 2	*1 bedroom :*	*27*	128
	1 bedroom + D :	*20*	
	2 bedrooms :	*56*	
	2 bedrooms + D :	*25*	
Apartment total	*1 bedroom :*	*155*	**354**
	1 bedroom + D :	*41*	
	2 bedrooms :	*133*	
	2 bedrooms + D :	*25*	

GROSS LEASABLE FLOOR AREA		
GLFA phase 1	15 970	m²
GLFA phase 2	10 303	m²
GLFA total	**26 273**	**m²**

PROPOSED GFA	OVERGROUND	
GROSS phase 1	18 822	m²
GFA phase 1	15 377	m²
GROSS phase 2	12 277	m²
GFA phase 2	10 521	m²
GROSS total	**31 099**	**m²**
GFA total	**26 898**	**m²**

TOTAL BUILDING AREA m²		
Phase 1	28 191	m²
Phase 2	17 452	m²
Total building	**45 643**	**m²**

PARKING	Required	Provided
Phase 1 (indoor + outdoor)	0	356
Phase 2	0	144
Total parking	**0**	**400**
Visitor stalls included	**0**	**36**
Handicap stalls included	**2**	**7**

AMENITY AREA		
ZONING BY-LAW SECTION 137	Required (m²)	Provided (m²)
MINIMUM FOR APARTMENT DWELLING : 6 m²/UNIT	2124	
10% OF THE GFA OF EACH ROOMING UNITS		
MINIMUM 50% COMMUNAL		64%
COMMON AMENITY = AREA x 54m²		
GF Resident Common Interior Amenity Area		625
GF Resident Common Exterior Amenity Area		6 042
GF Private Terraces		706
2nd to 3rd Floor : Private Balconies	2 floors	256
4th Floor : Private Balconies		256
5th Floor : Private Balconies		273
5th Floor : Common Terrace		309
6th to 12th Floor : Private Balconies	7 floors	267
13th to 14th Floor : Private Balconies	2 floors	143
TOTAL AMENITY AREA		10 881
TOTAL PRIVATE AMENITY AREA		2 974
TOTAL COMMUNAL AMENITY AREA		6 975

LOT COVERAGE		
Proposed plot area	8 947	
Proposed building area	3 508	
Percentage	**39%**	

LANDSCAPED SURFACES		
Soft landscaping	5 856	
hard landscaping	1 296	
Total landscaping	7 152	
Percentage	**80%**	

TOTAL BUILDING AREA	45 643	
PROPOSED RATIO	5,1	

GRAPHIC LEGEND

- SITE LIMIT (LENGTHS PROPERTY LINES) — 25.78m
- 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)
- 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)

GRAPHIC SCALE 1:250 (0, 5, 10, 20, 25)

SITE PLAN

1 : 250

1 / A101

General Notes

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2. All dimensions which appear on the documents must be verified by the contractor prior to commencement of work.
3. The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
4. The dimensions on these documents must be read and not measured.
5. The property boundary information is derived from the **TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 8, REGISTERED PLAN 4M-1682, CITY OF OTTAWA** Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

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Project
LIB ORLEANS

Location
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Orléans, ON

Project No.
13521

NO	REVISION	DATE (aa-mm-jj)

Preliminary
DO NOT USE FOR CONSTRUCTION

Drawn by: S.P.
Checked by: Ant. C
Date (aa.mm.jj): 2026-03-02
Scale: Comme indiqué

Drawing Title
SITE PLAN

Revision
Dwg Number: A101

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