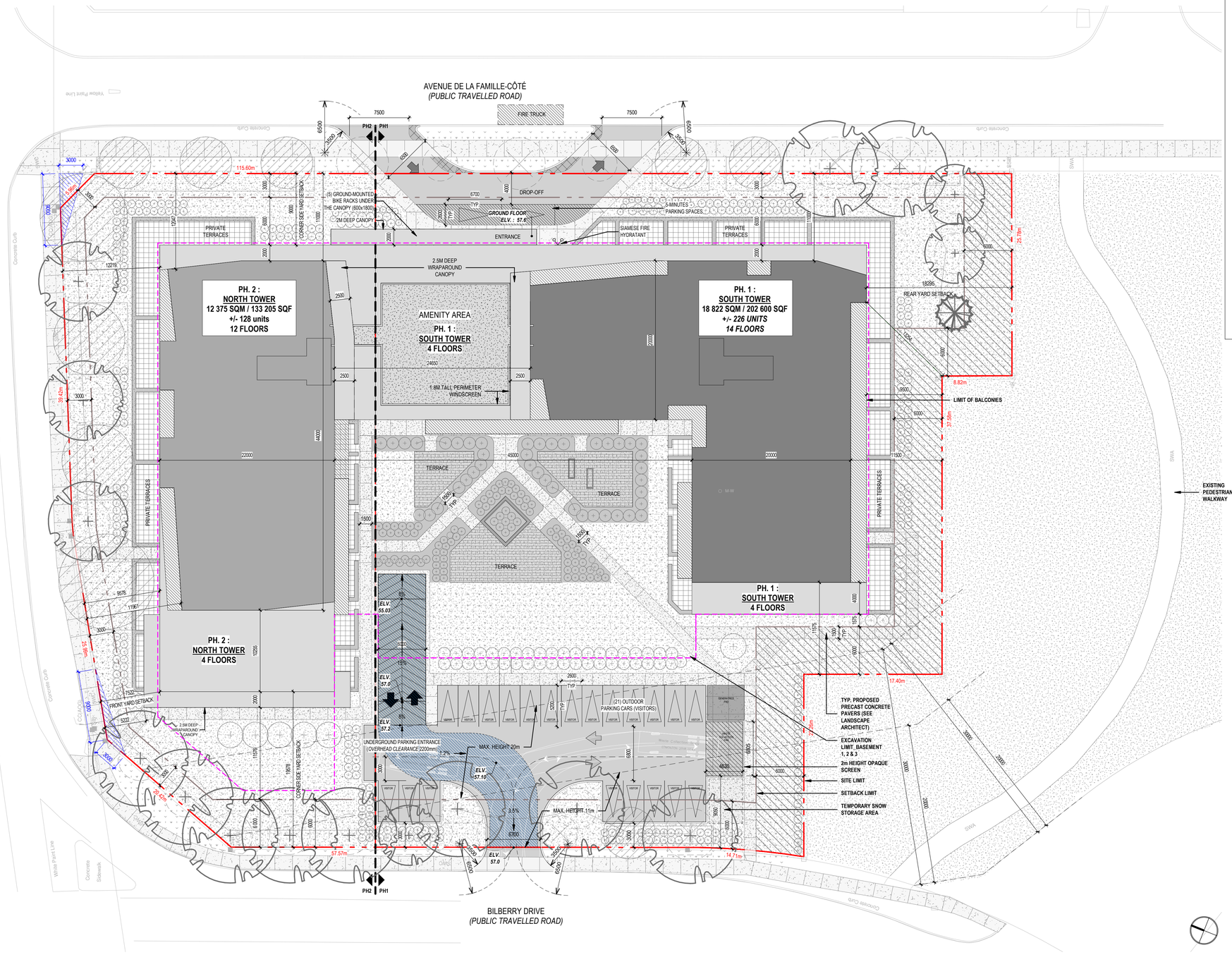
2026-08-18 09:56:22



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		40.95 m	43.79 m
PHASE 2 - NORTH TOWER		35.11 m	37.95 m

SETBACKS

Front Yard Setback	Corner / Exterior Side Yard Setback West	East	Rear Yard Setback	Interior Side Yard
7.52 m	19.58 m	9 m	18.29 m	7.57 m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS			
Apartment phase 1	*1 bedroom :*	*137*	226
	2 bedrooms + D :	*12*	
	2 bedrooms :	*77*	
	2 bedrooms + D :	*0*	
Apartment phase 2	*1 bedroom :*	*27*	128
	2 bedrooms + D :	*20*	
	2 bedrooms :	*56*	
	2 bedrooms + D :	*25*	
Apartment total	*1 bedroom :*	*164*	**354**
	2 bedrooms + D :	*32*	
	2 bedrooms :	*133*	
	2 bedrooms + D :	*25*	

GROSS LEASABLE FLOOR AREA m2		
GLFA phase 1		15 918 m²
GLFA phase 2		10 343 m²
GLFA total		**26 261 m²**

PROPOSED GFA m2	OVERGROUND
GROSS phase 1	18 822 m²
GFA phase 1	16 328 m²
GROSS phase 2	12 375 m²
GFA phase 2	10 652 m²
GROSS total	**31 197 m²**
GFA total	**26 980 m²**

TOTAL BUILDING AREA m²	
Phase 1	28 191 m²
Phase 2	17 550 m²
Total building (basement incl.)	**45 741 m²**

PARKING	Required	Provided
Phase 1		257
Phase 2		143
Total parking		**400**
Visitor stalls (included)	**36**	**36**
Handicap stalls Type A (included)	**3**	**3**
Handicap stalls Type B (included)	**4**	**4**
Total bicycle parking	**177**	**180**

AMENITY AREA		
ZONING BY-LAW SECTION 137	Required (m²)	Provided (m²)
MINIMUM FOR APARTMENT DWELLING : 6 m²/UNIT	2 124	
10% OF THE GFA OF EACH ROOMING UNITS		
MINIMUM 50% COMMUNAL	1 062	3 121
COMMON AMENITY > AREA > 54m²		
GF Resident Common Interior Amenity Area		390
GF Resident Common Exterior Amenity Area		2 471
GF Private Terraces		706
2nd to 3rd Floor : Private Balconies	2 floors	256
4th Floor : Private Balconies		260
5th Floor : Private Balconies		281
5th Floor : Common Terrace		260
6th to 12th Floor : Private Balconies	7 floors	273
13th to 14th Floor : Private Balconies	2 floors	104
TOTAL AMENITY AREA		**7 105**
TOTAL PRIVATE AMENITY AREA		**3 984**
TOTAL COMMUNAL AMENITY AREA		**3 121**

LOT COVERAGE	
Proposed plot area	8 947
Proposed building area	3 245
Percentage	**36%**

LANDSCAPED SURFACES	
Soft landscaping	3 176
hard landscaping	1 508
Total landscaping	4 683
Percentage	**52%**

TOTAL BUILDING AREA	45 741
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)
- DRIVEWAY PATH (AVERAGE GRADIENT 5.4%)
- 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)

0 5 10 20 25
GRAPHIC SCALE 1:250

SITE PLAN
1 : 250

1 / A101

General Notes

1. These architectural documents are the exclusive property of NEUF ARCHITECTS INC. and cannot be used, copied or reproduced without written pre-authorisation.
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.

Urban Designer
Fotenn
420 O'Connor Street, Ottawa, ON K2P 1W4
T 613.730.5709 fotenn.com

Landscape architect
James B. Lennox & Associates Inc.
3332 Carling Ave, Nepean, ON K2H 5A8, Canada, Ottawa, Ontario
T 613.722-5168 jl@bla.ca

Civil
ÉQUIPE LAURENCE
135, boul. de Sainte-Adèle
450 227-1857

Architect
NEUF architect(e)s
630, boul. René-Lévesque O. 32e étages, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
CHRISTINE COUSINEAU
LICENCE
6219

FOTENN

NEUF
ARCHITECT(E)S

Client
emd batimo
6485, rue Doris-Lussier, bureau 400, Boisbriand
T 450 419-4905

Project
LIB ORLEANS (D07-12-24-0080)

Location
500 Famille Côté Ave.,
Orléans, ON

Project No.
13521

NO	REVISION	DATE (aa-mm-jj)
A	FOR UDRP	2026-08-17

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
A

Dwg Number
A101

C:\Fichiers Revit\Locaux\ORLNS_13521_ARC_R24_ChristineJoly.rvt