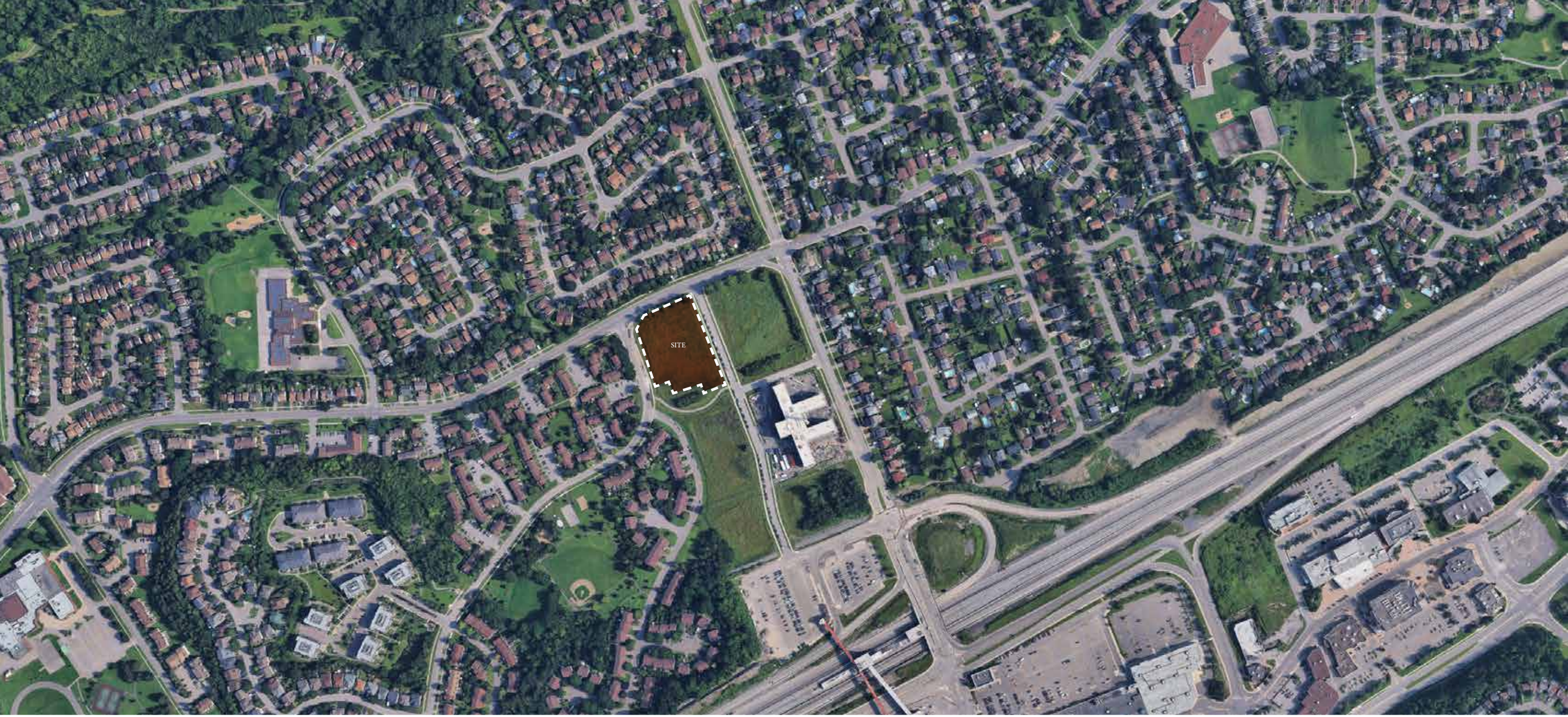

EMD - BATIMO

LIB ORLEANS

OTTAWA

SEPTEMBRE 18TH 2025 | 13521

NEUF

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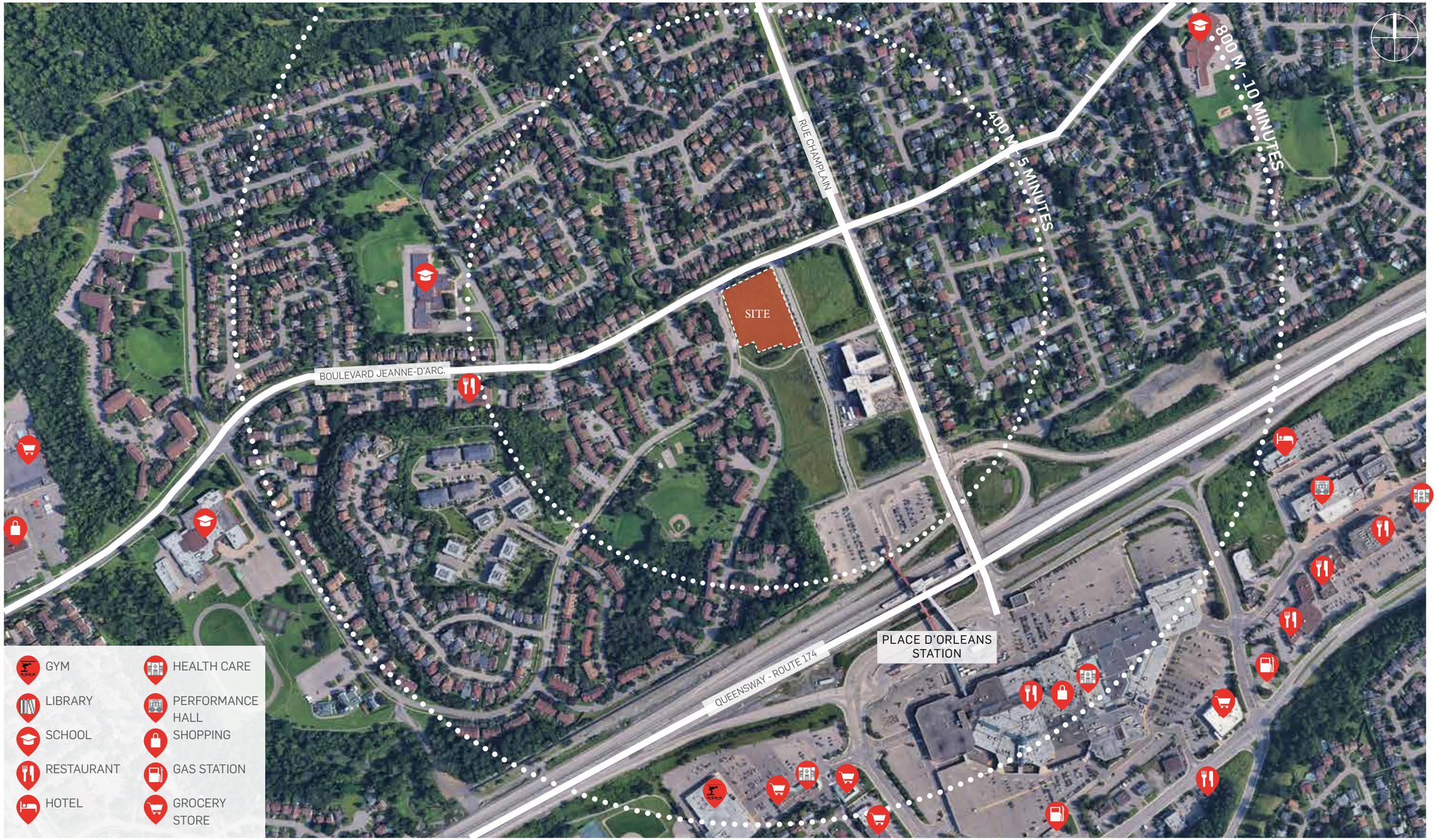
INTRODUCTION

SITE & REGIONAL CONTEXT



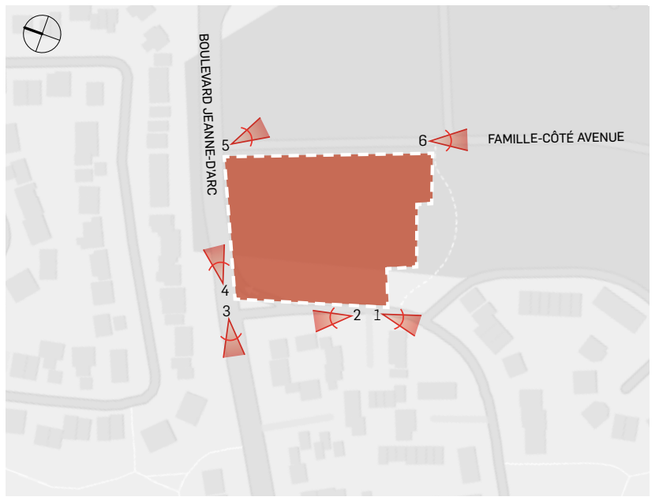
SUBJECT PROPERTY - AERIAL VIEWS

1. St. Matthew High School
2. Orleans Wood Elementary School
3. Décarie Park
4. François Dupont Park
5. Divine Infant Elementary School
6. Marsha Park
7. Joe Jamieson Park
8. Pierre Rocque Baseball Field
9. No Frills Grocery store
10. Place d'Orléans Mall
11. Hotel Holiday Inn
12. Farm Boy Grocery store

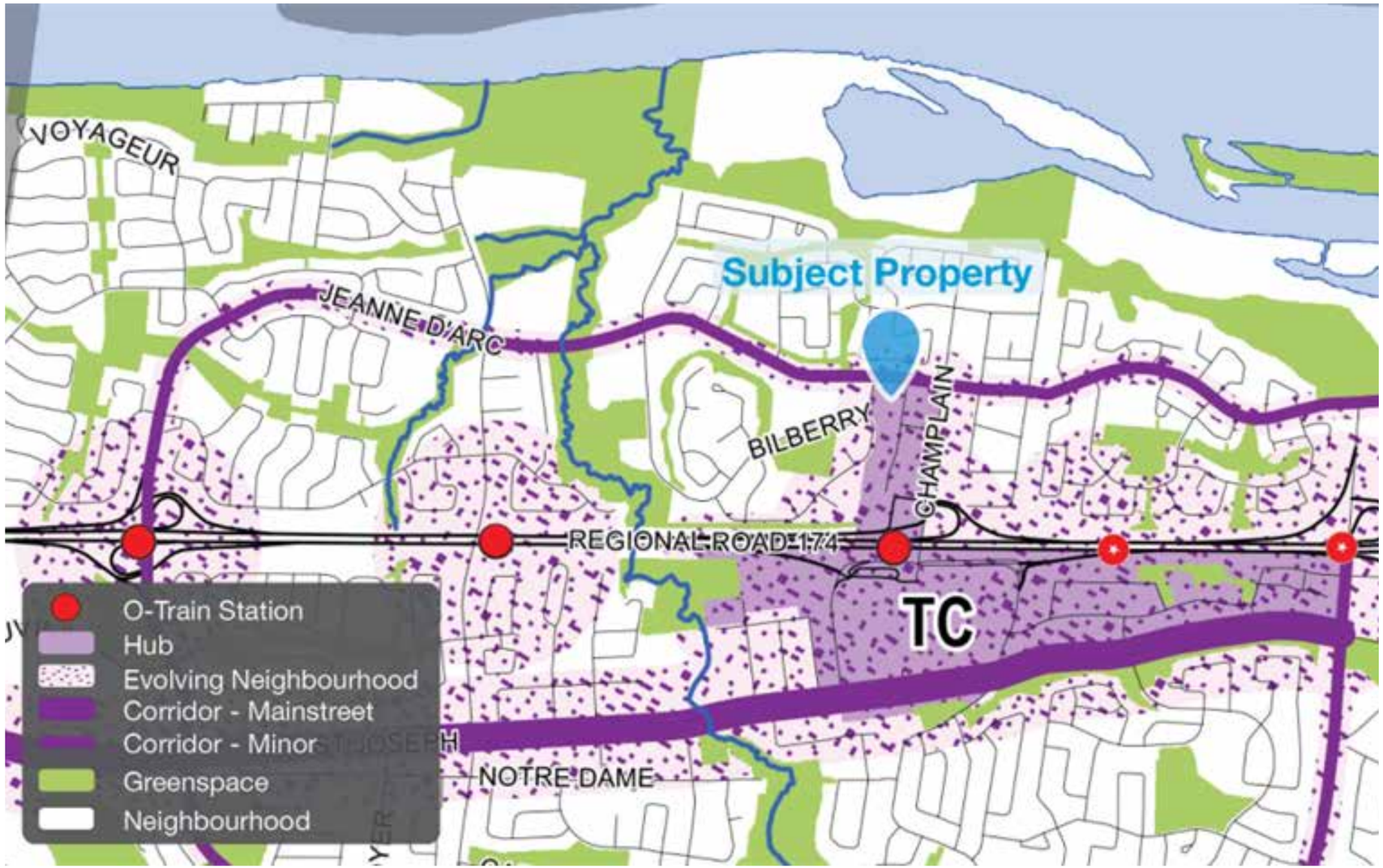
TRANSIT


RUE CHAMPLAIN
800 M - 10 MINUTES
400 M - 5 MINUTES
BOULEVARD JEANNE-D'ARC
OC TRANPO
PARC-O-BUS ORLÉANS
O TRAIN
PLACE D'ORLEANS
STATION
QUEENSWAY - ROUTE 174
BUS 38-138
BUS 237
BUS 232-234
O TRAIN
FREQUENT BUS ROUTE
SUBJECT SITE

SITE PHOTOS



OFFICIAL PLAN -TRANSECT & DESIGNATION

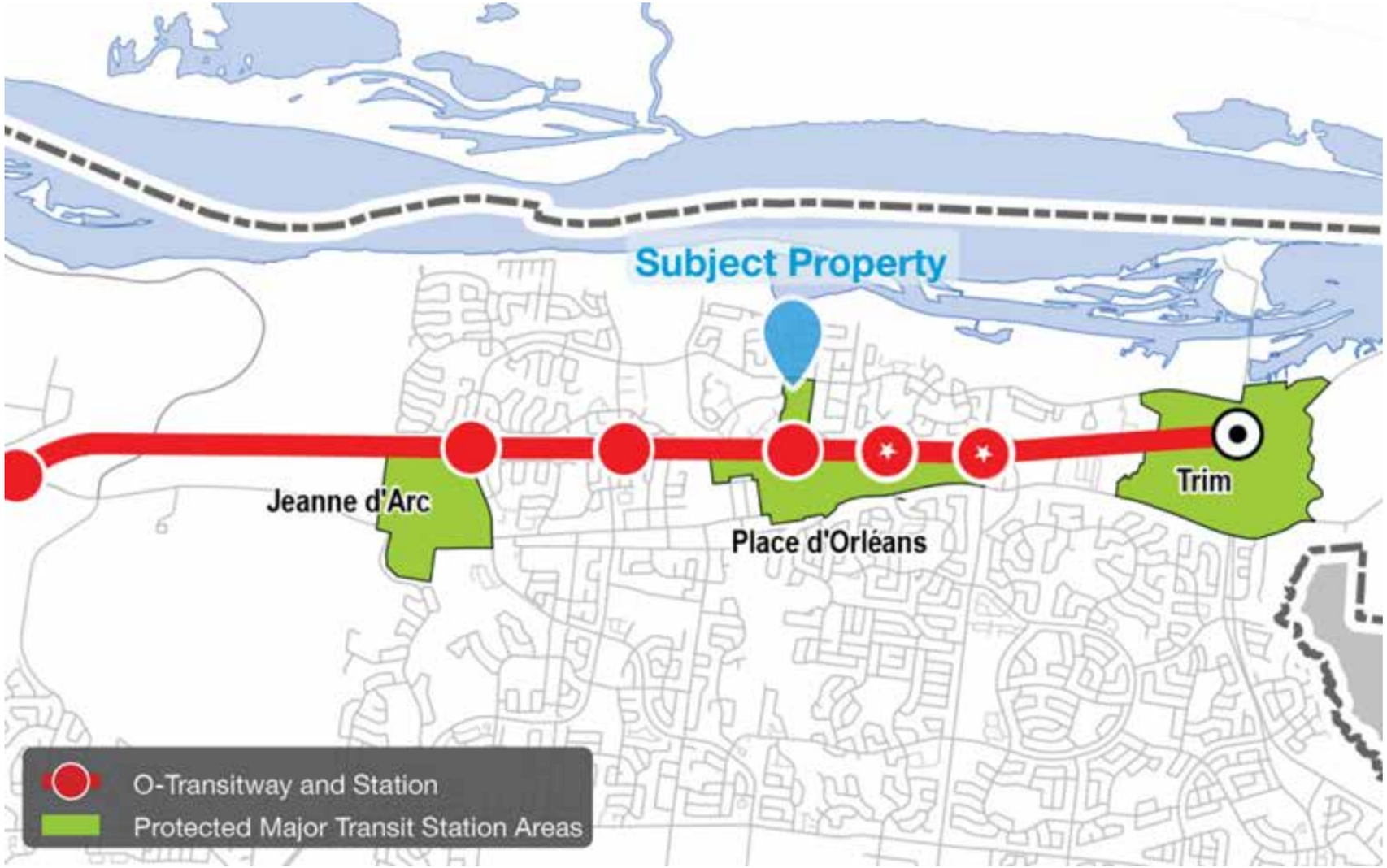


The subject property is designated **Hub** within the **Suburban (East) Transect** in the City of Ottawa Official Plan. Hubs are intended to support a mix of multi-unit dwellings and housing types.

High-rise building heights **up to 40 storeys** are permitted in Hubs within the Suburban Transect, generally within 400 metres of a rapid transit station.

Mid-rise building heights up to **9 storeys** are generally permitted within 800 metres of a rapid transit station.

OFFICIAL PLAN -PMTSA



The site is approximately 400 metres from the future Place d'Orléans O-Train station, within a **Protected Major Transit Station Area (PMTSA).**

Minimum density targets:

People and Jobs per Gross Hectare: 120

Dwellings per Net Hectare: 150

Minimum building heights:

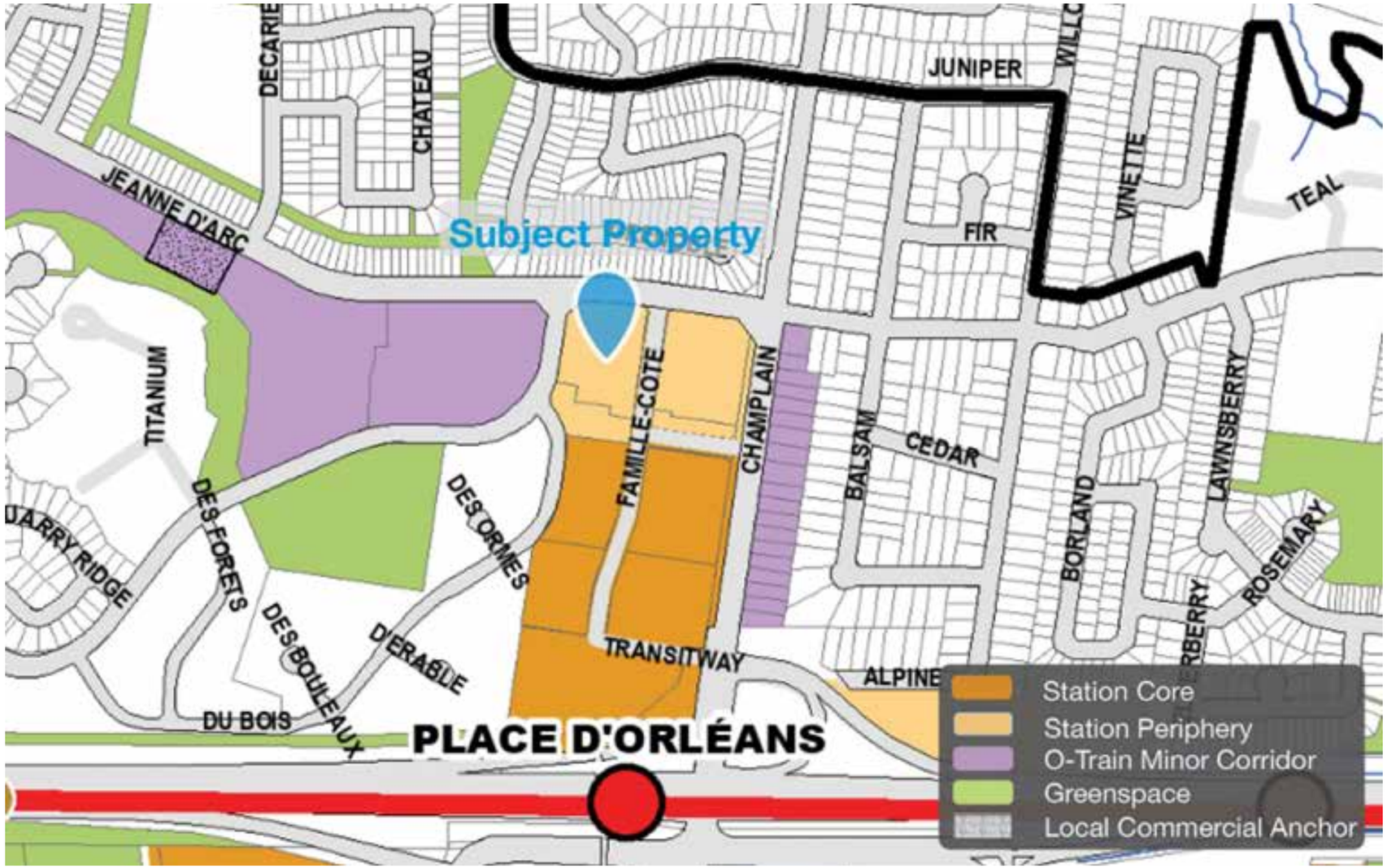
- **4 storeys** within 400 metres walking distance of station.
- **2 storeys** outside 400 metres walking distance of station.

OFFICIAL PLAN -ROAD NETWORK

The subject property's location, with frontage along a **Major Collector** roads and proximity to **Highway 174**, provides efficient vehicular mobility.

Major Collector roads are intended to link smaller local roads with larger arterial roads, facilitation movement between communities and distributing traffic to main routes.

ORLÉANS CORRIDOR SECONDARY PLAN

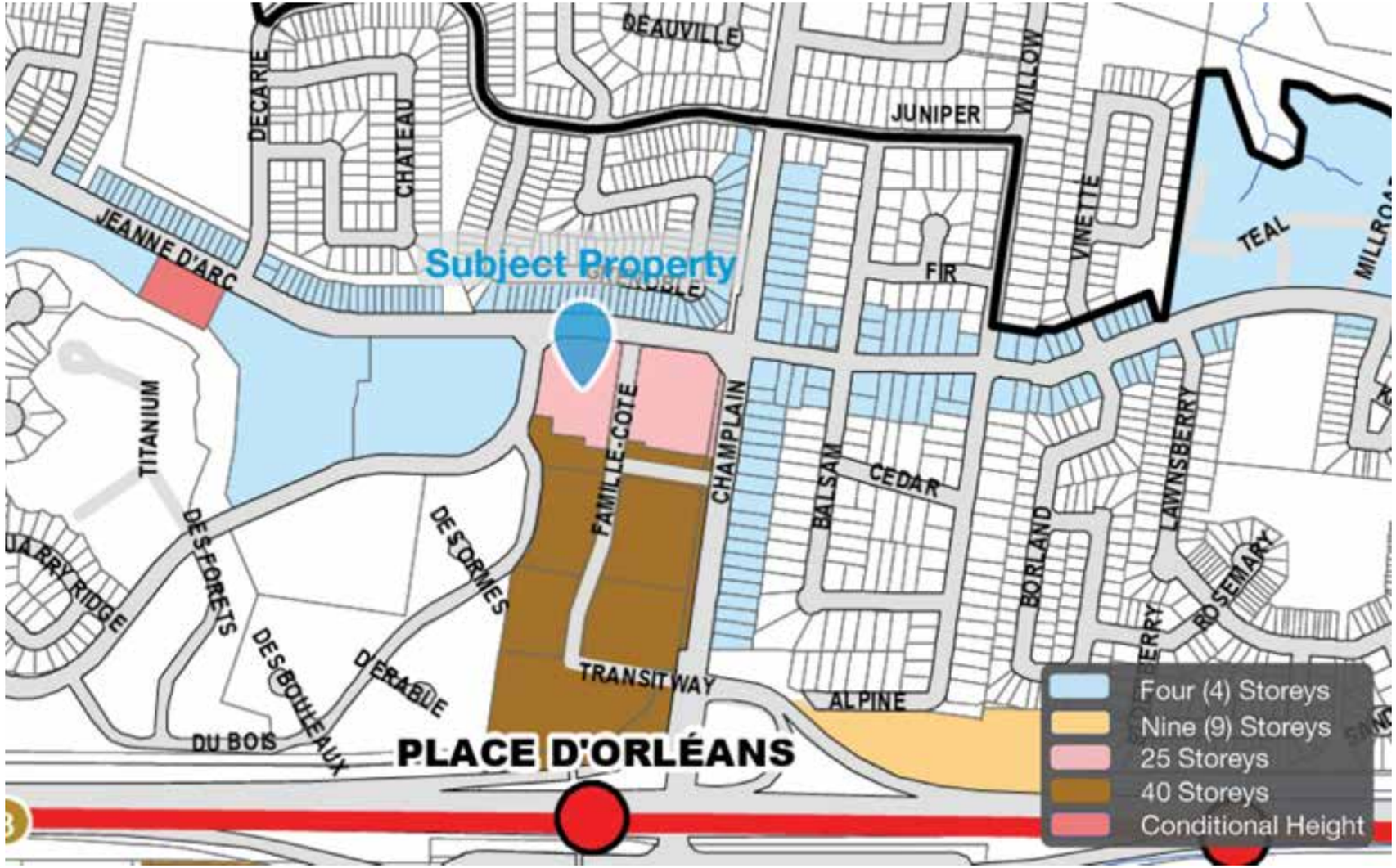


The subject property is designated **Station Periphery** and has a maximum permitted building height of **25 storeys.**

New development in the Station Periphery will be primarily mid-rise residential, with opportunities for high-rise, including the subject property.

Built-form transition to adjacent low-rise Neighbourhoods required.

ORLÉANS CORRIDOR SECONDARY PLAN



The subject property is identified for development of up to **25 storeys.**

High-rise buildings must provide height transitions, through setbacks and stepbacks generally guided by the application of an angular plane.

High-rise buildings must provide:

Podium heights of 3-6 storeys.

Minimized shadow impacts on public spaces.

Tower separation of at least 25 meters (reduced to 23 meters if site constraints would result in the loss of a tower due to provision of this setback).

CURRENT ZONING BY-LAW

- The subject property is zoned **MC - Mixed-Use Centre Zone** in the current Zoning By-law.

  Mixed, transit-supportive uses (offices, schools, retail, services, **high-density residential**, etc.)

- **Apartment dwelling, high rise** is a permitted use

- **Urban Exception [2179]**:

  Min. 4 storeys for residential on any lot >600m2

DRAFT NEW ZONING BY-LAW

- The subject property is zoned **H2 - Hub Zone 2** in the draft new Zoning By-law.

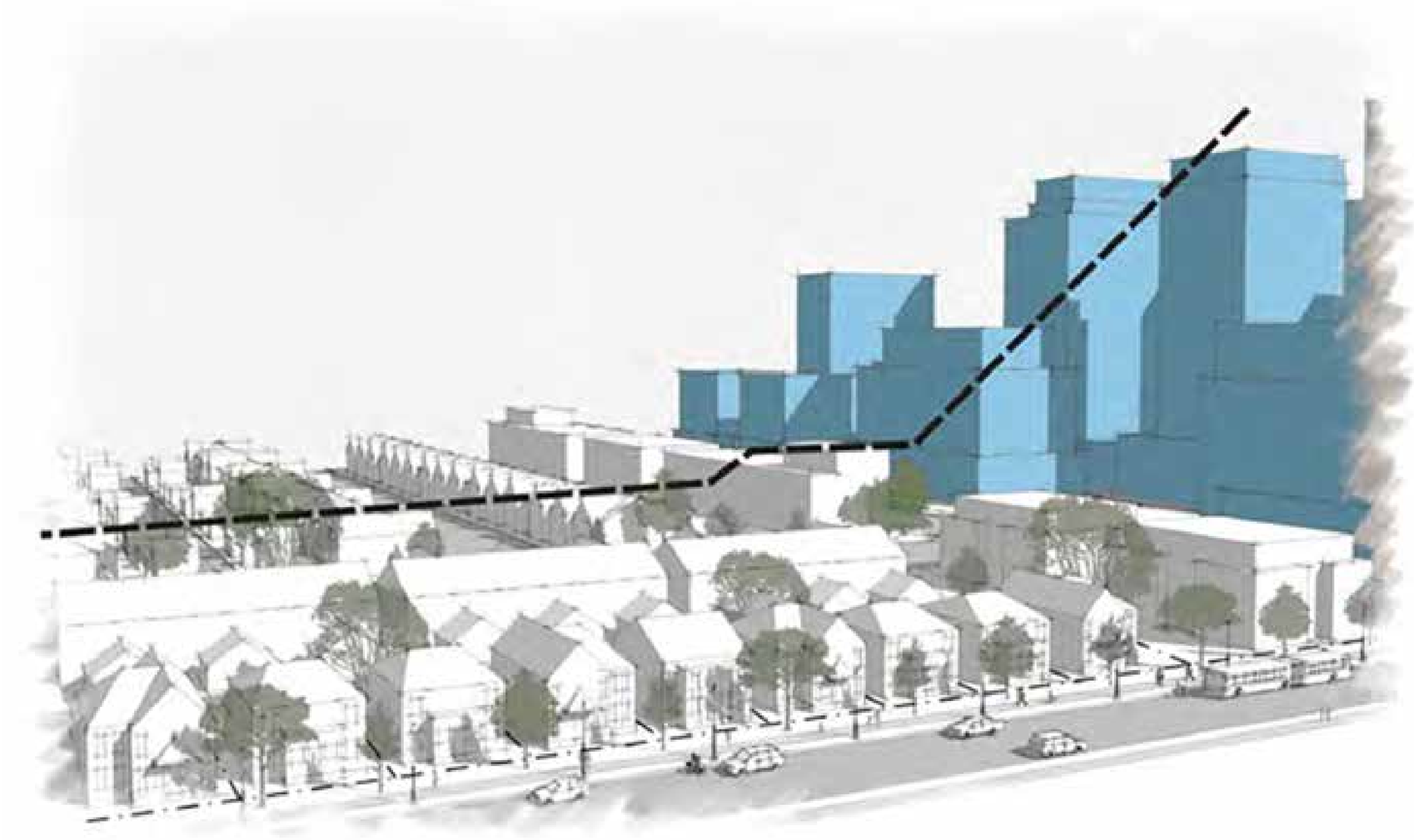
  Mixed, transit-supportive uses (offices, schools, retail, services, high-density residential, etc.)

- **Dwelling unit** is a permitted use

- **Urban Exception [2179]**:

  Min. 4 storeys for residential on any lot >600m2

URBAN DESIGN GUIDELINES FOR HIGH-RISE BUILDINGS



The City of Ottawa's Urban Design Guidelines for High-Rise Buildings provide direction on Urban Design to be used during the review of development proposals.

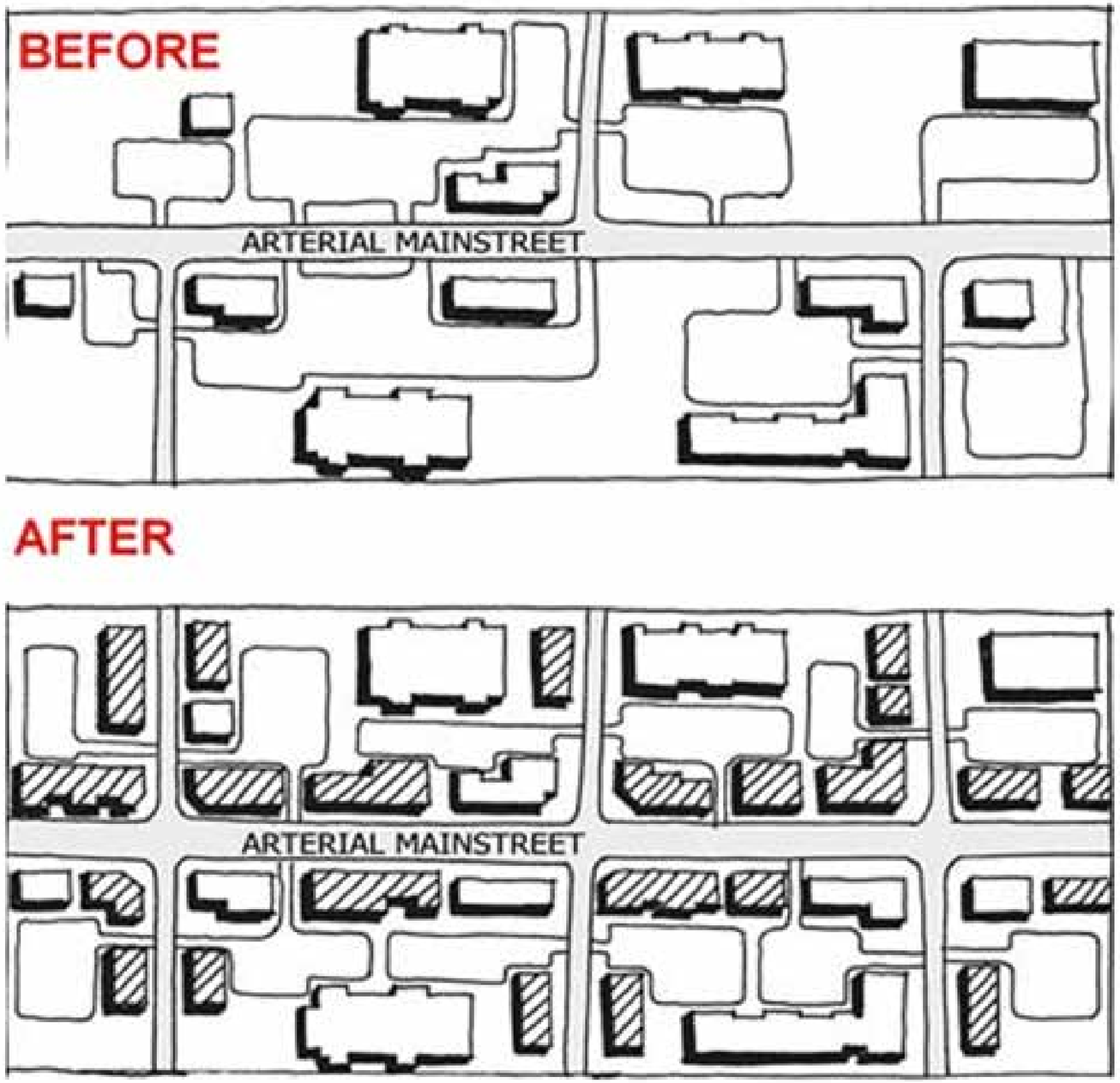
Key guidelines reviewed include:

The application of a 45° angular plane

Small tower floorplate to minimize shadow and wind impacts

Base-Middle-Top approach

URBAN DESIGN GUIDELINES FOR TRANSIT ORIENTED DEVELOPMENT



These guidelines apply to development within a 600-metre walking distance of a rapid transit station and provide guidance for the proper development of strategically located properties.

Key guidelines reviewed include:

Step back buildings higher than 4 to 5 storeys to maintain a human scale along the sidewalk and reduce shadow and wind

Set large buildings back between 3-6 metres from the fron/side property line to define the street edge and provide pedestrian space

Create transition in scale between higher development around transit and lower scale communities further away

2

PROPOSED DEVELOPMENT

2.0 PROJECT OVERVIEW

Site Plan Control (SPC) application to construct a residential building with a 12-storey tower (35 m) and a 14-storey tower (41 m), with a 4-storey podium.

No Official Plan or Zoning By-law Amendments required, as the proposal conforms and complies to all relevant policies and provision.

Total of 354 residential units

- Phase 1: 216 units
- Phase 2: 138 units

Total of 377 parking spaces (1.06 ratio)

- 357 underground
- 20 outdoor

WEST FROM BD JEANNE-D'ARC

2.1 CONCEPT

EMD-BATIMO is proposing a new residential development featuring two dynamic towers of **12 and 14 storeys.** Once completed, the project will offer **354 residential units,** contributing to the ongoing revitalization and urban densification around Place d'Orléans Station.

Accessibility & site integration

The development has been designed with ease of access in mind. Underground and surface parking are available via a dedicated ramp from Bilberry Drive. Residents can enter through welcoming lobbies located either along Avenue Famille-Côté or from the public landscaped courtyard. A convenient drop-off zone is strategically placed near the entrance to ensure smooth arrivals and departures.

Architectural Design

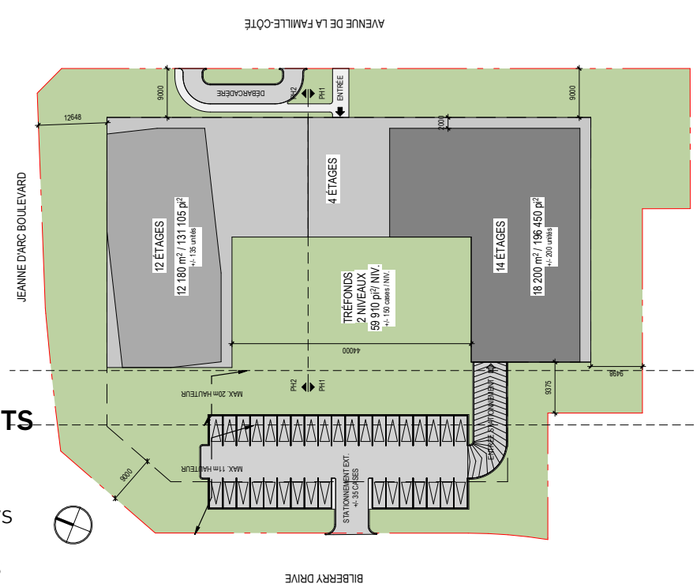
The towers feature a refined, neutral material palette that enhances visual interest while maintaining a timeless architectural expression. The podium, constrasting the towers, is thoughtfully designed to create a human-scaled experience, anchoring the towers and fostering a strong sense of place. A generous common area feature high-fenestration, creating active, well-lit spaces and a strong connection between the interior and exterior environments. It visually connects Famille-côté Avenu to the green park. Also, a semi-private rooftop terrace atop the podium gives residents additional high-quality outdoor living space.

Sustainability Features

The development considers a range of sustainable design features that contribute to making the building more efficient. Some of these features a 50% fenestration ratio wich maximizes natural light exposure while working with a tight unit envelope to minimize energy loss; green roofs and lighter exterior colour palette designed to reduce the urban heat island effect, as well as energy efficent equipment.

PRE-CONSULTATION MEETING

2025-01-08



BUILDING HEIGHTS

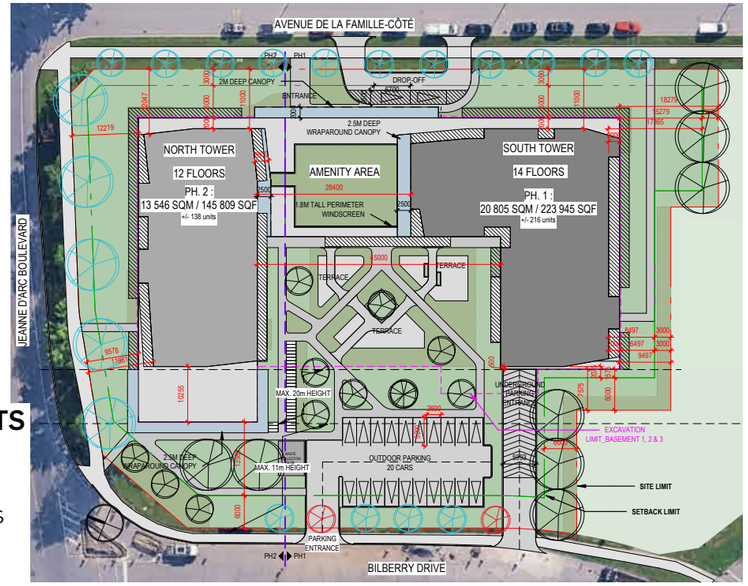
Podium : 4 Storeys

Tower A : 12 Storeys

Tower B: 14 Storeys

ACTUAL DESIGN

2025-04-18



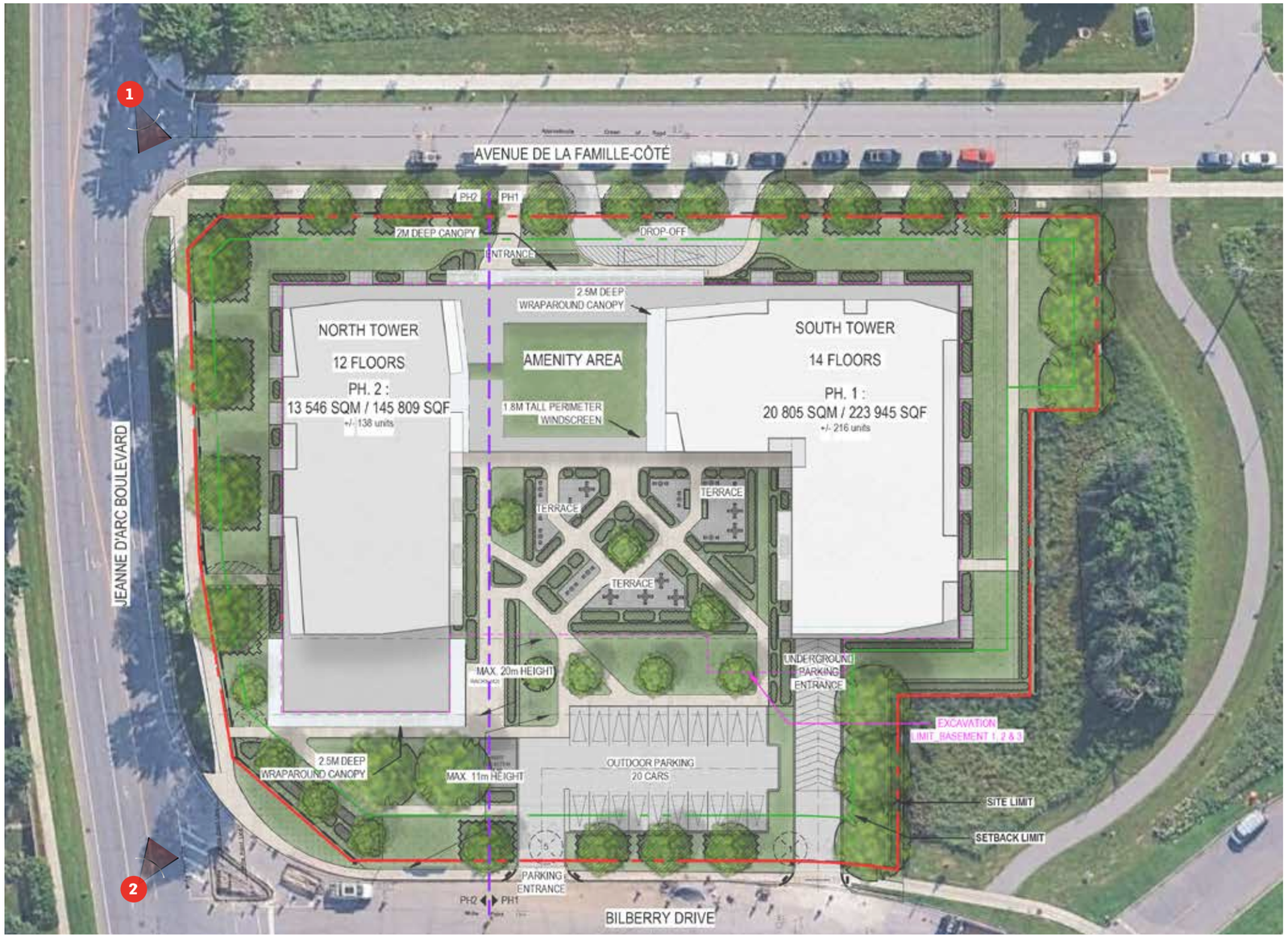
BUILDING HEIGHTS

Podium : 4 Storeys

Tower A : 12 Storeys

Tower B: 14 Storeys

VIEWS

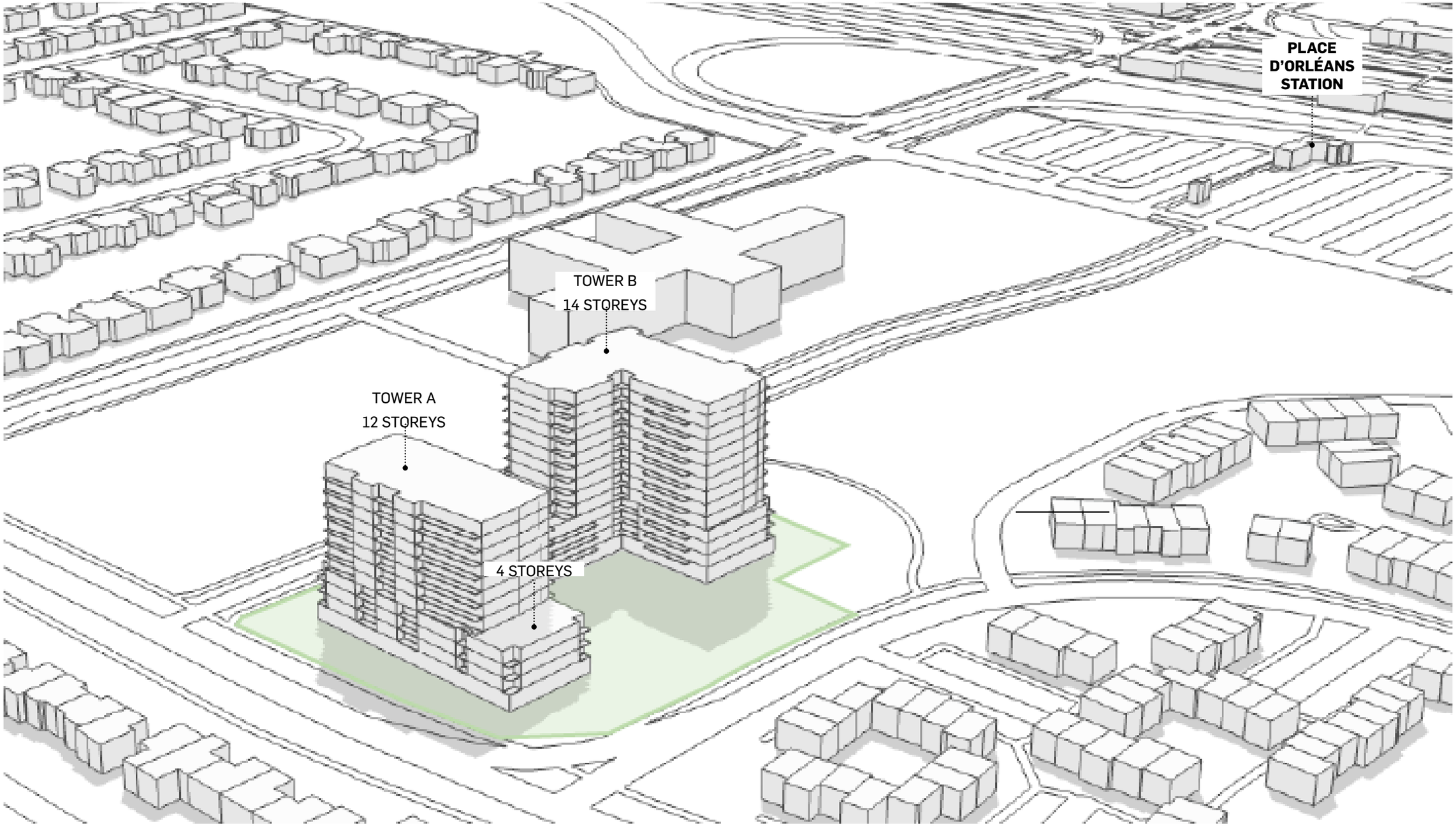


500 Famille-Côté Avenue
ORLÉANS

Jeanne-d'Arc Boulevard
ORLÉANS

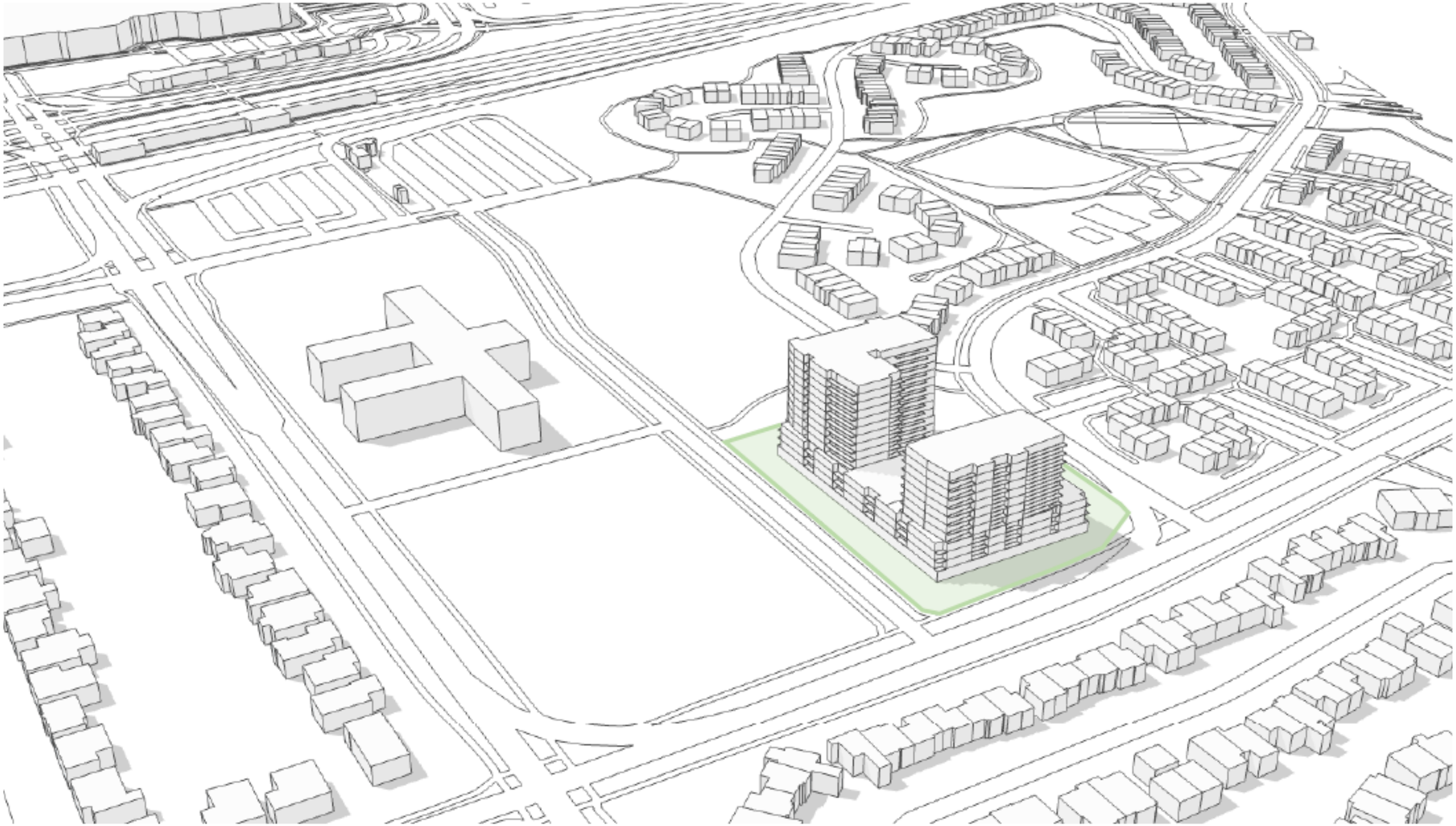
Proposed development

PERSPECTIVES - BUILDING HEIGHTS



Proposed development

PERSPECTIVES - BIRDS EYE VIEW 01



Proposed development

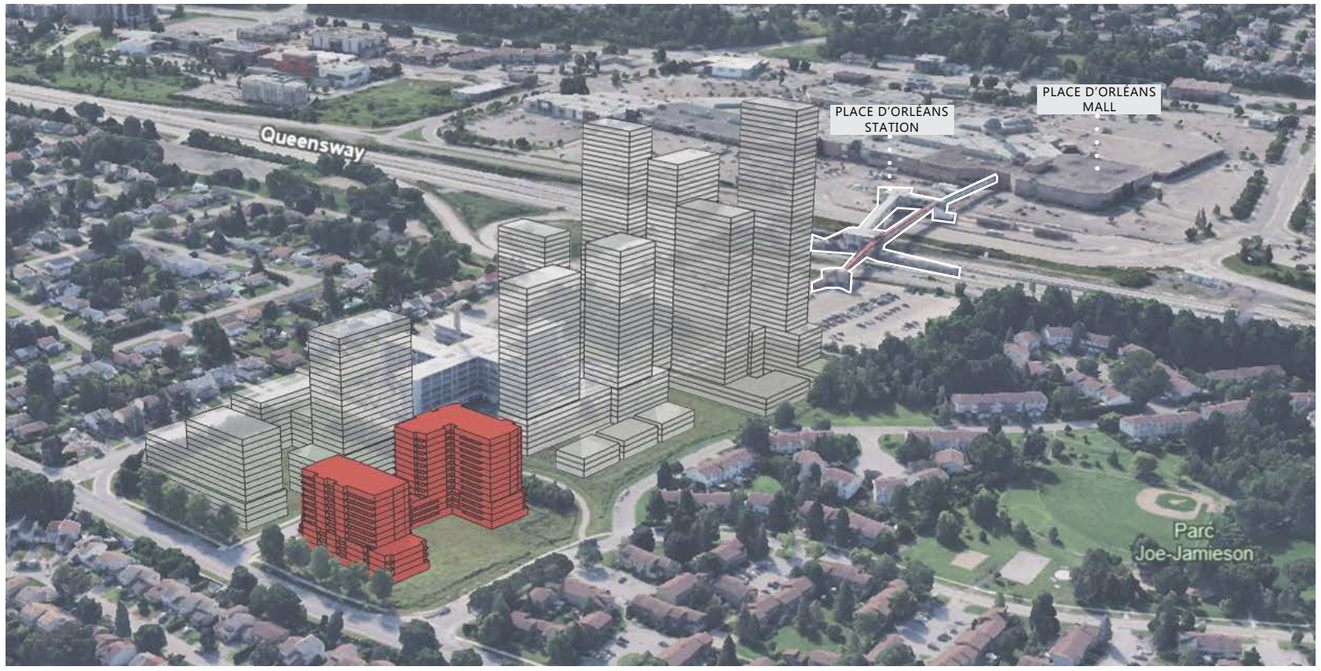
PERSPECTIVES - BIRDS EYE VIEW 02

Proposed development

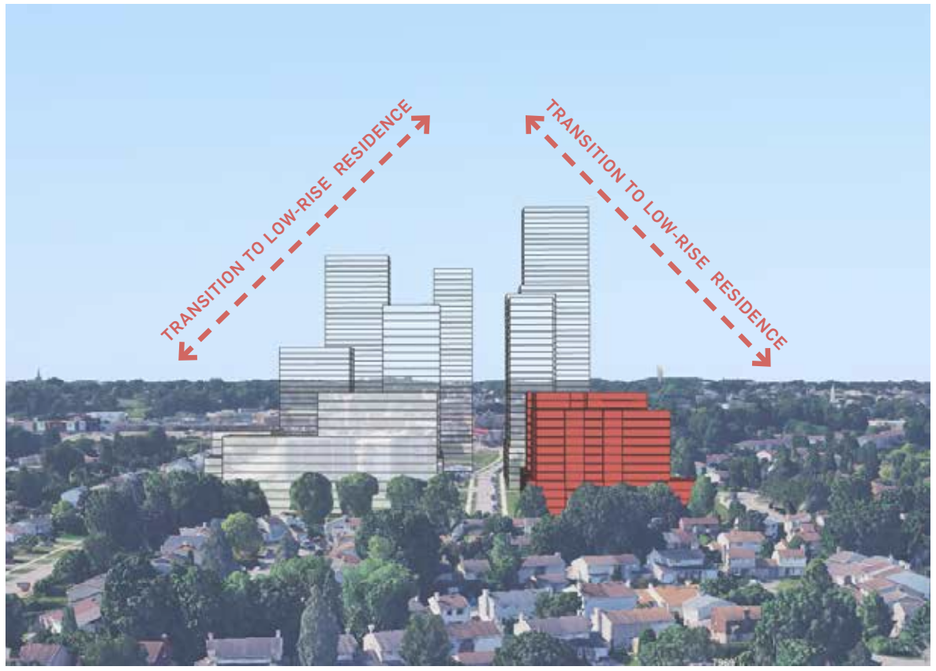
2.3 BUILDING TRANSITION

The proposed development considers its surrounding site context to develop a site design that locates building typologies that relate to its existing and future context. While at present, the surrounding site context consists mostly of unifamilial houses, the development recognizes the sites location within a TOD area, its designation as a Hub and proximity to a rapid transit station (Suburban (East) Transect), where high-rise up to 25 storeys are contemplated as per the City of Ottawa Official Plan.

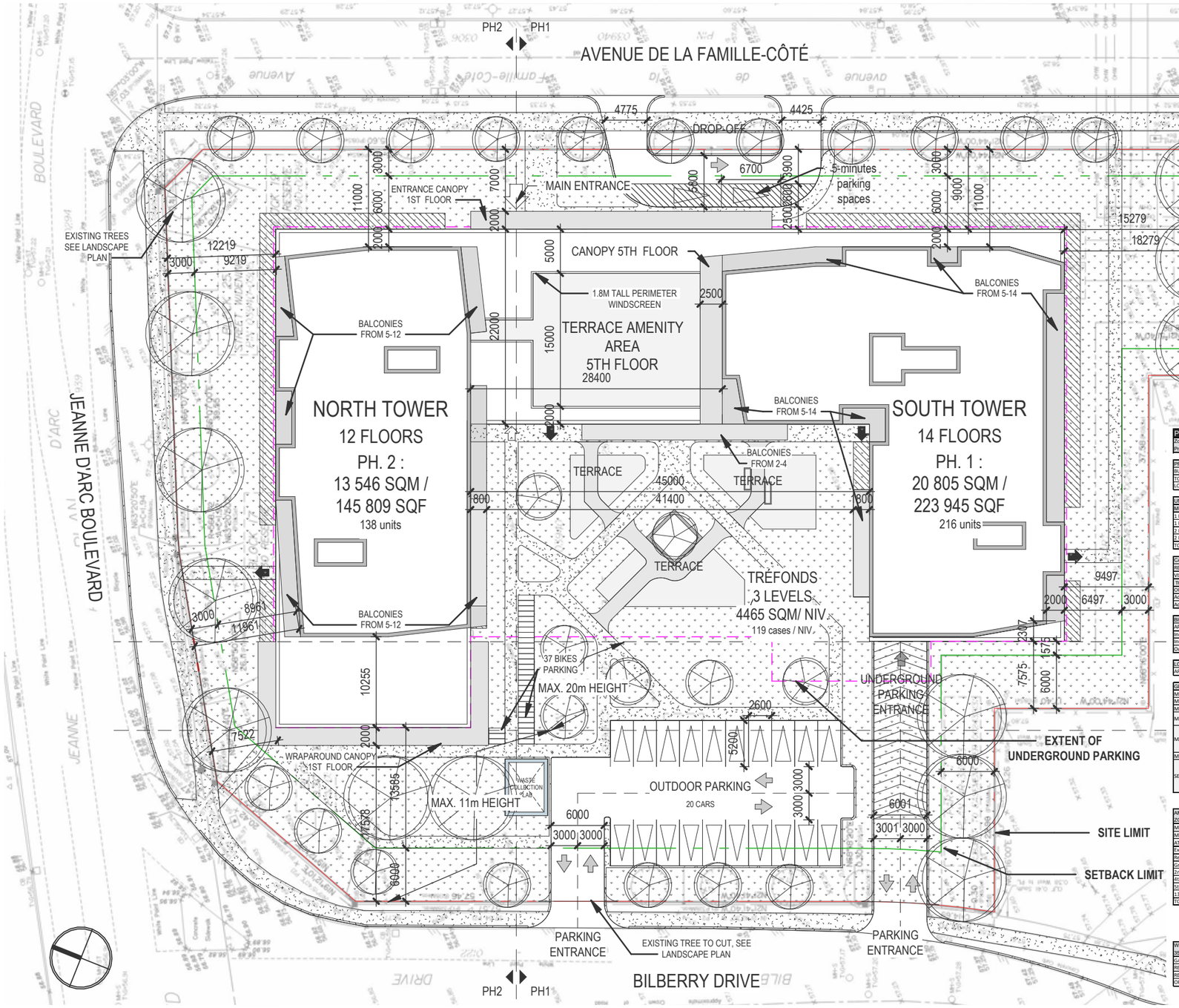
The proposed development achieves an appropriate transition to neighbouring properties which are currently characterized by low-rise residential uses and are anticipated to be developed into high-rise building heights as per the TOD plans. The development is designed to stepdown to neighbouring properties where the building heights are anticipated to be lower. Indeed, the 12 to 14 storeys towers break down the 25+ storeys towers located toward Queensway to provide a built-form transition to adjacent low-rise neighbourhoods.



AREAL VIEW LOOKING TOWARDS EAST



TECHNICAL SITE PLAN



Property Area			2025-09-09
Zoning			
Property Area	8947 sq. m	96 306 sq. ft	

PROJECT STATISTICS	BUILDING			
BUILDING HEIGHT (m)	41 m			
TOTAL GFA AND RESIDENTAL USE	31 113 m2			
LOT COVERAGE	3 033 m²			

UNIT STATISTICS	GF	2-3rd	4th	5-12th	13-14th	TOTAL TYPE
MULTIPLES	1	2	1	8	2	
1 Bedroom	11	22	10	96	16	155
1 Bedroom + Den	3	8	2	24	2	39
2 Bedroom	8	38	20	48	8	122
2 Bedroom + Den	5	4	3	24	2	38
TOTAL	27	72	35	192	28	354

CAR PARKING		REQUIRED	PROVIDED
RESIDENT PARKING - 354 UNITS	area A Residential - SECTOR Z	0,00	357
VISITOR PARKING - 354 UNITS		0,1/unit after the first 12 units (max 30)	20
TOTAL			377
OUTDOOR			20
Accessible parking (SS1 & SS2)		10 (5 Type A + 5 Type B)	10 (5 Type A + 5 Type B)
Accessible parking (GF)		2 (1 Type A + 1 Type B)	2 (1 Type A + 1 Type B)

BICYCLE PARKING		REQUIRED	PROVIDED
APARTMENT BUILDING - 354 UNITS	0,50	177	178
Indoor (with an aisle width of more than 1.5m)			146
Indoor (with an aisle width of less than 1.5m)			0
Outdoor (with an aisle width of more than 1.5m)			32

LOCKERS		REQUIRED	PROVIDED
APARTMENT BUILDING - 354 UNITS	0,60	212	212

GENERAL MIXED USE ZONE - MC (2179)	REQUIRED	PROVIDED
MINIMUMFRONT/CORNER SIDE YARD SETBACK	No minimum	3m
MINIMUM INTERIOR SIDE YARD SETBACK	No minimum	3m
MINIMUM REAR YARD SETBACK	No minimum	6m
MINIMUM BUILDING HEIGHT	Exception 2179: a minimum 4 storey building height for residential and/or office developpment is required on any lot greater than 600m²	4 Storey (12,75m)
MAXIMUM BUILDING HEIGHT	Within 20m from a property line abutting a R1-R4 zone: 11m 20-30m from a property line abutting a R1-R4 zone: 20m Other: No maximum building height specified by the zoning; however, the Secondary Plan specifies a maximum building height of 25 storeys.	41m
MINIMUM LOT AREA	1350m²	3251m²
SETBACKS AND SPACING FOR PORTIONS OF A BUILDING OVER NINE STOREYS	Interior side / rear yard setback: 11.5m Minimum separation between towers: 23m	Interior side / rear yard setback: 11.5m Minimum separation between towers: 28,4m

AMENITY AREA ZONING BY-LAW SECTION 137	REQUIRED	PROVIDED
MINIMUM FOR APARTMENT DWELLING - 6m²/UNIT	2124m²	9194m²
MINIMUM 50% COMMUNAL	1062m²	4799m²
AT LEAST ONE AREA > 54 m²	54m²	MEET REQUIREMENT
Exterior Common Terraces (GF, 5th)	-	675m²
Resident Common Amenity Area	-	4799m²
Ground floor: Terraces	-	305m²
2nd to 3th Floor: Balconies	-	472m²
4th Floor : Balconies	-	236m²
5th to 12th Floor: Balconies	-	2896m²
13th to 14th Floor: Balconies	-	486m²
TOTAL	2124m²	9194m²

WASTE MANAGEMENT 354 UNITS		REQUIRED	PROVIDED
GARBAGE - LOOSE	0.11/ UNIT	38.94y³	10- 4y³ CONT.
RECYCLING - FEL GLASS METAL PLASTIC	0.018/ UNIT	6.37y³	3- 2y³ CONT.
RECYCLING - FEL FIBER	0.038/ UNIT	13.45y³	4- 4y³ CONT.
ORGANICS	240L/ 50 UNIT	1699 L	7- 240 L

Proposed development

2.4 PUBLIC REALM

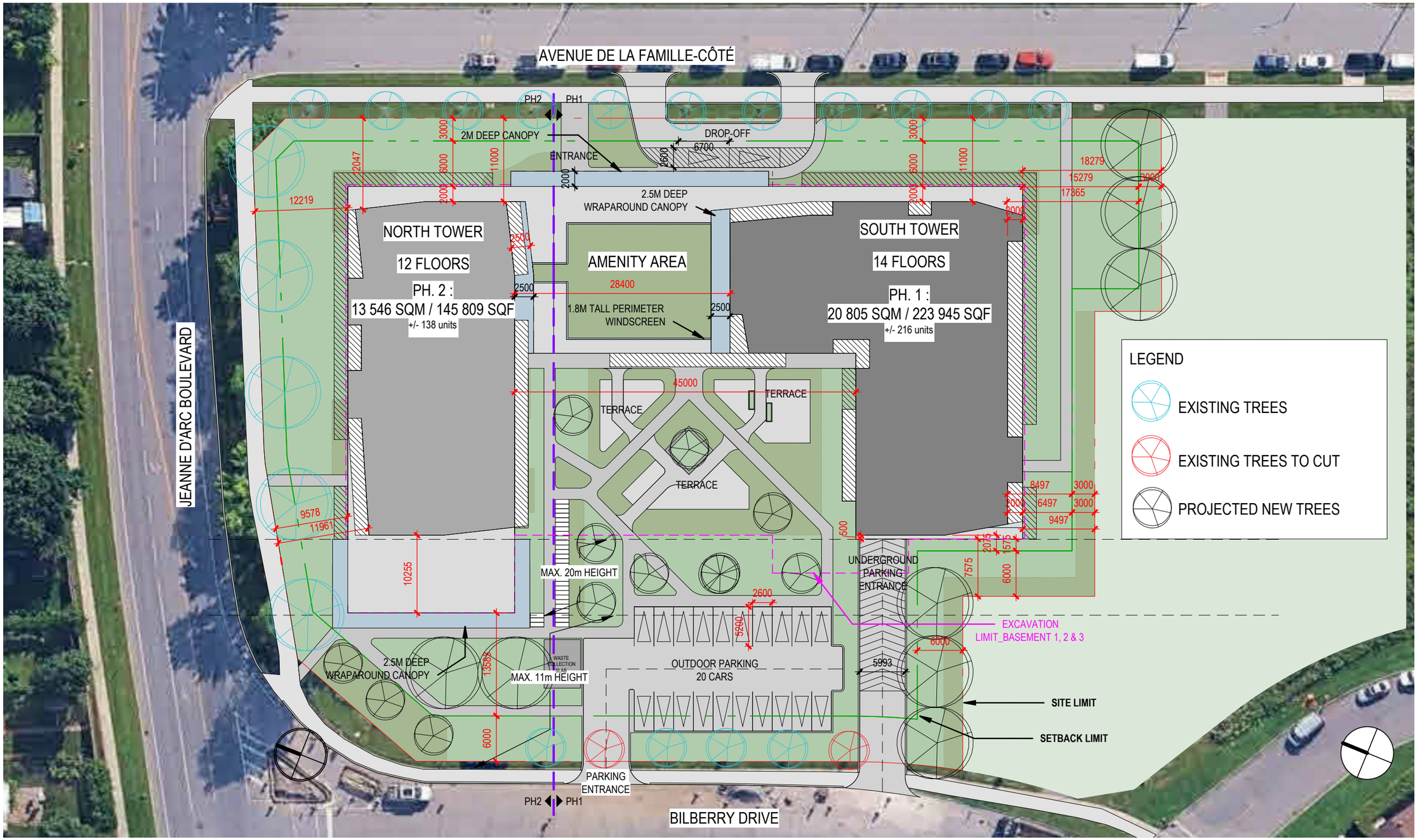
Public Realm:

- Human scale to create comfortable and safe pedestrian realm throughout the site
- Prioritized Pedestrian comfort and scale
- Prioritized active frontages,
- Pedestrian Connections
- glazed building podiums that contribute to "eyes on the street" and animation
- building articulation and stepbacks that define the pedestrian realm

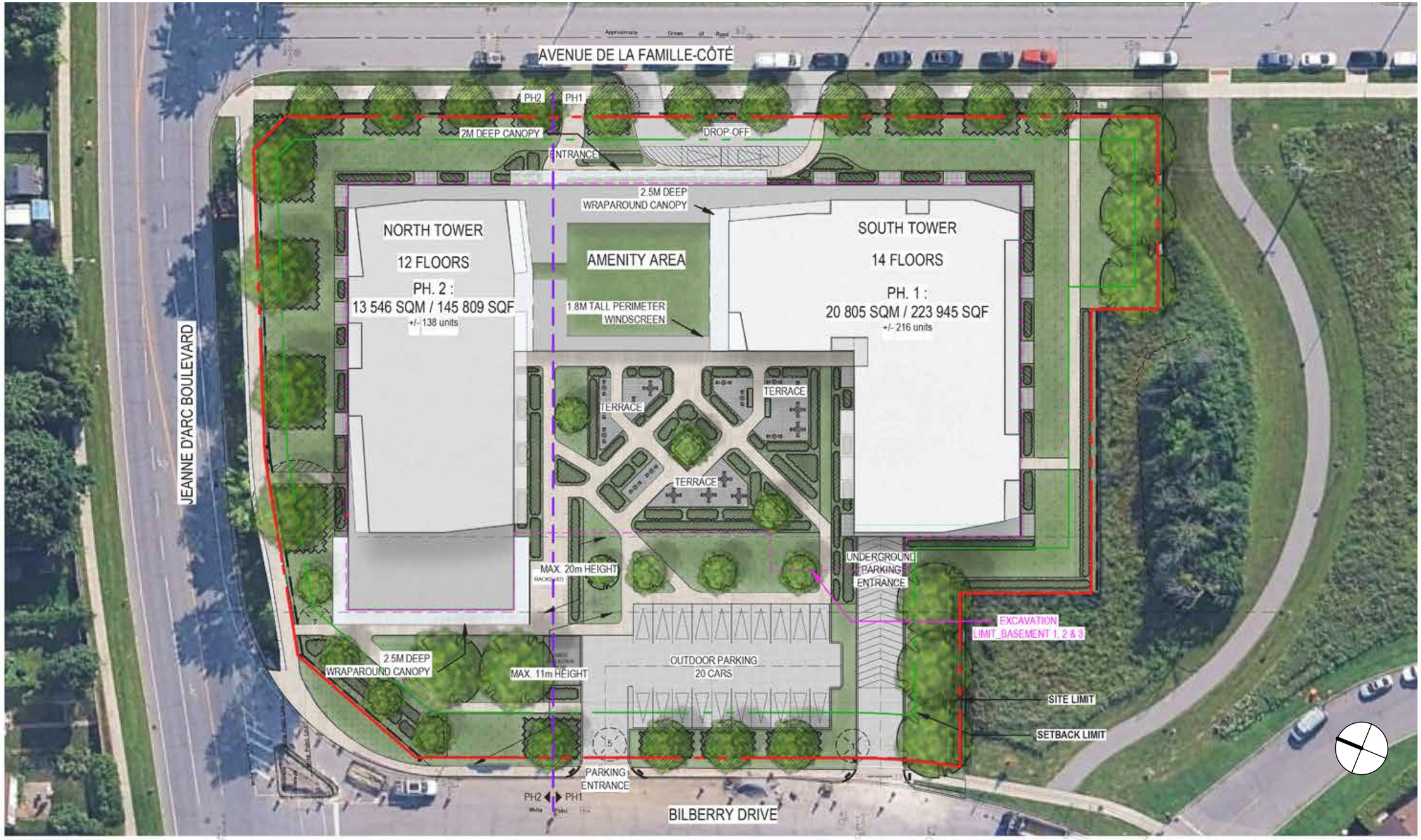
3

PLANS AND SECTIONS

SITE PLAN


AVENUE DE LA FAMILLE-CÔTÉ
JEANNE D'ARC BOULEVARD
BILBERRY DRIVE
PH2
PH1
2M DEEP CANOPY
ENTRANCE
DROP-OFF
6700
2600
2.5M DEEP
WRAPAROUND CANOPY
NORTH TOWER
12 FLOORS
PH. 2 :
13 546 SQM / 145 809 SQF
+/- 138 units
AMENITY AREA
28400
1.8M TALL PERIMETER
WINDSCREEN
SOUTH TOWER
14 FLOORS
PH. 1 :
20 805 SQM / 223 945 SQF
+/- 216 units
TERRACE
TERRACE
TERRACE
45000
MAX. 20m HEIGHT
MAX. 11m HEIGHT
2.5M DEEP
WRAPAROUND CANOPY
WASTE COLLECTION SLAB
OUTDOOR PARKING
20 CARS
UNDERGROUND
PARKING
ENTRANCE
EXCAVATION
LIMIT_BASEMENT 1, 2 & 3
SITE LIMIT
SETBACK LIMIT
PARKING
ENTRANCE
12219
2047
3000
8000
11000
2000
2500
18279
15279
17865
9578
11961
10255
13557
6000
5299
5993
8497
6497
9497
7575
6000
LEGEND
EXISTING TREES
EXISTING TREES TO CUT
PROJECTED NEW TREES

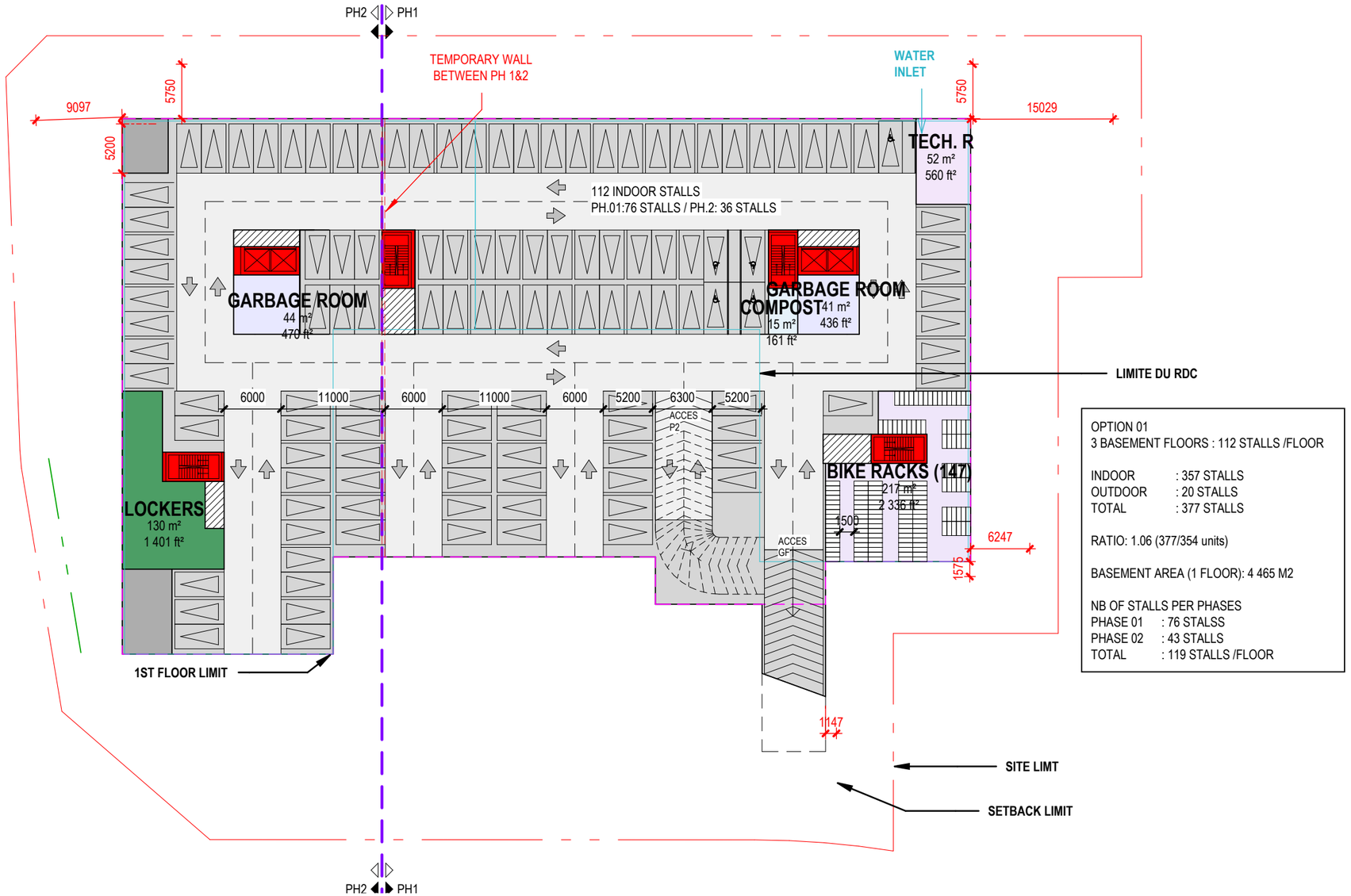
SITE PLAN


AVENUE DE LA FAMILLE-CÔTÉ
PH2
PH1
2M DEEP CANOPY
DROP-OFF
ENTRANCE
2.5M DEEP
WRAPAROUND CANOPY
NORTH TOWER
12 FLOORS
PH. 2 :
13 546 SQM / 145 809 SQF
+/- 138 units
AMENITY AREA
1.8M TALL PERIMETER
WINDSCREEN
SOUTH TOWER
14 FLOORS
PH. 1 :
20 805 SQM / 223 945 SQF
+/- 216 units
TERRACE
TERRACE
TERRACE
JEANNE D'ARC BOULEVARD
MAX. 20m HEIGHT
UNDERGROUND
PARKING
ENTRANCE
EXCAVATION
LIMIT_BASEMENT 1, 2 & 3
2.5M DEEP
WRAPAROUND CANOPY
MAX. 11m HEIGHT
OUTDOOR PARKING
20 CARS
SITE LIMIT
SETBACK LIMIT
PARKING
ENTRANCE
PH2
PH1
BILBERRY DRIVE

FLOOR PLANS

1:500

PARKING P1



LEGEND OF BASEMENT:

- PROFILE OF GROUND FLOOR BUILDING
- PROFIL OF TOWER
- DRIVEWAY DIRECTION

MEC/SERVICES

VERTICAL CIRCULATION

OPTION 01
3 BASEMENT FLOORS : 112 STALLS /FLOOR

INDOOR : 357 STALLS
OUTDOOR : 20 STALLS
TOTAL : 377 STALLS

RATIO: 1.06 (377/354 units)

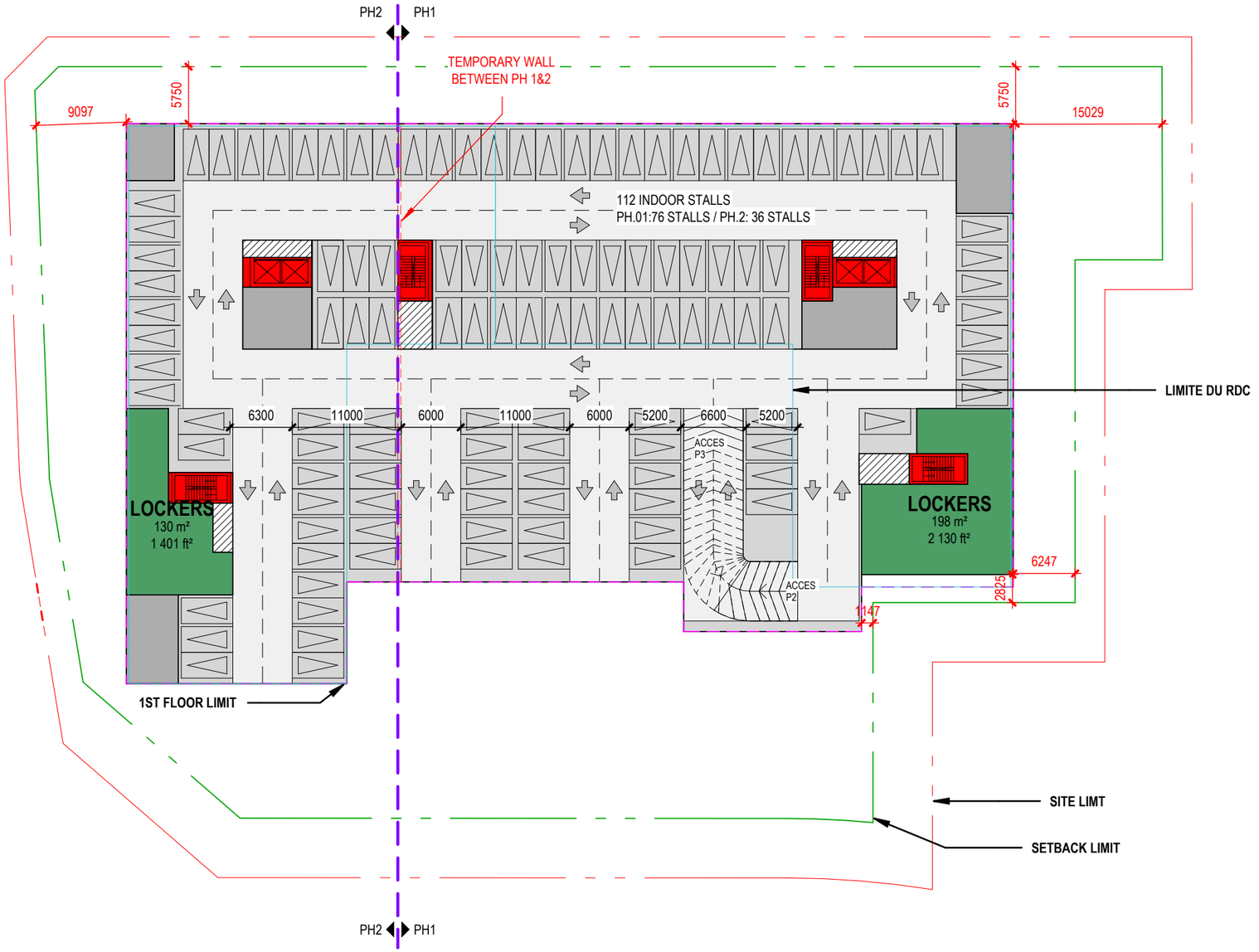
BASEMENT AREA (1 FLOOR): 4 465 M2

NB OF STALLS PER PHASES
PHASE 01 : 76 STALSS
PHASE 02 : 43 STALLS
TOTAL : 119 STALLS /FLOOR

FLOOR PLANS

1:500

PARKING P2 & P3



LEGEND OF BASEMENT:

PROFILE OF GROUND FLOOR BUILDING

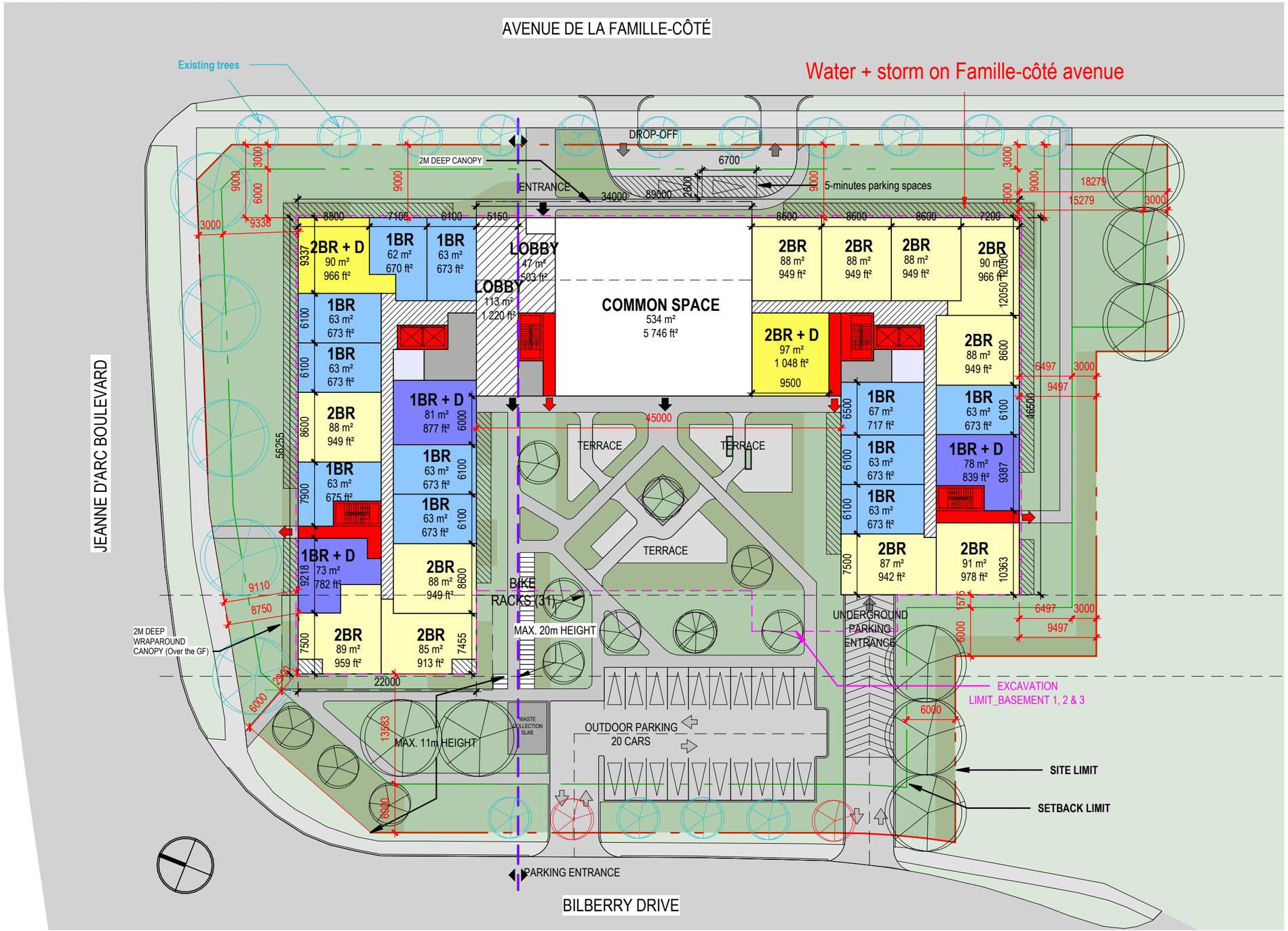
PROFIL OF TOWER

DRIVEWAY DIRECTION

MEC/SERVICES

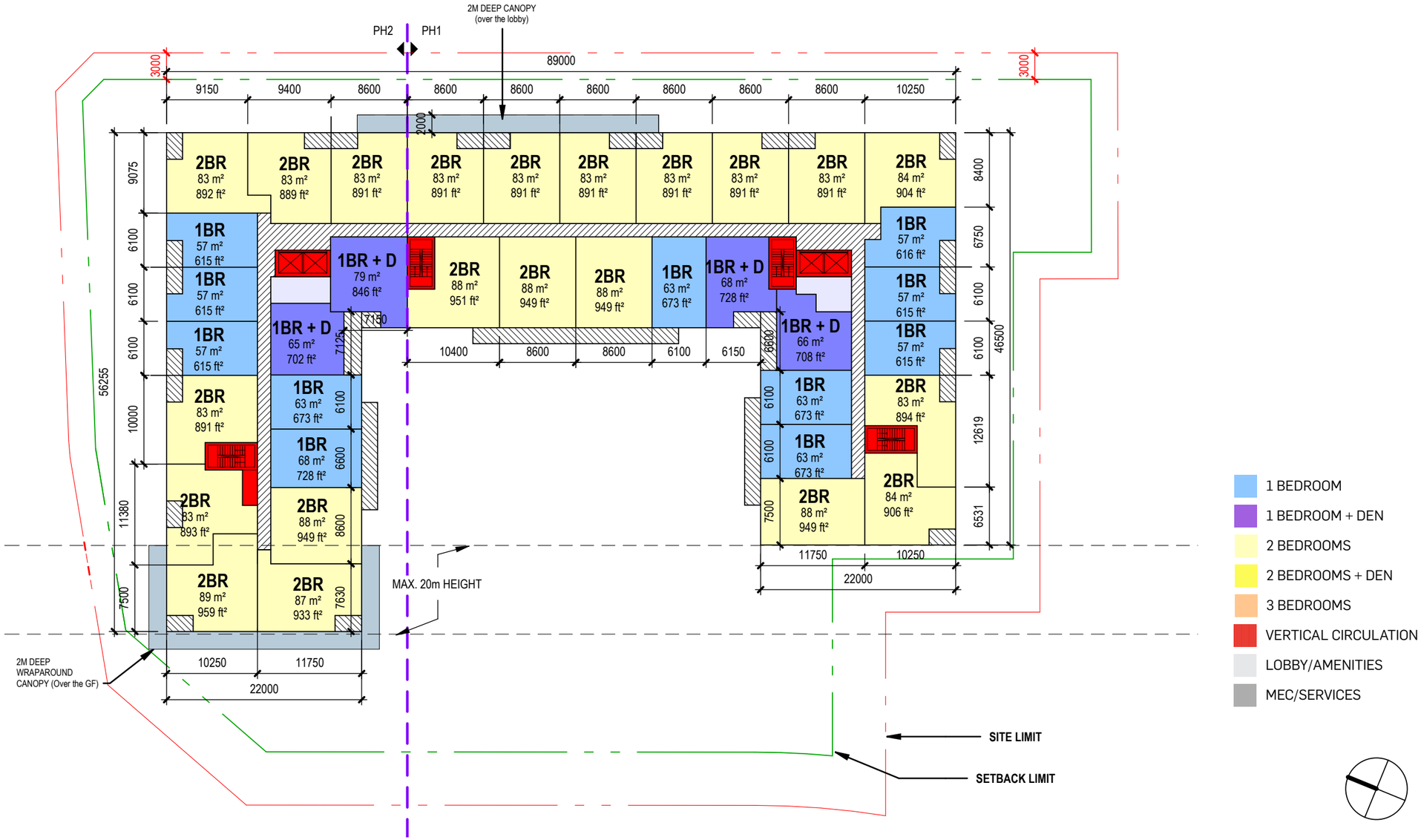
VERTICAL CIRCULATION

GROUND FLOOR

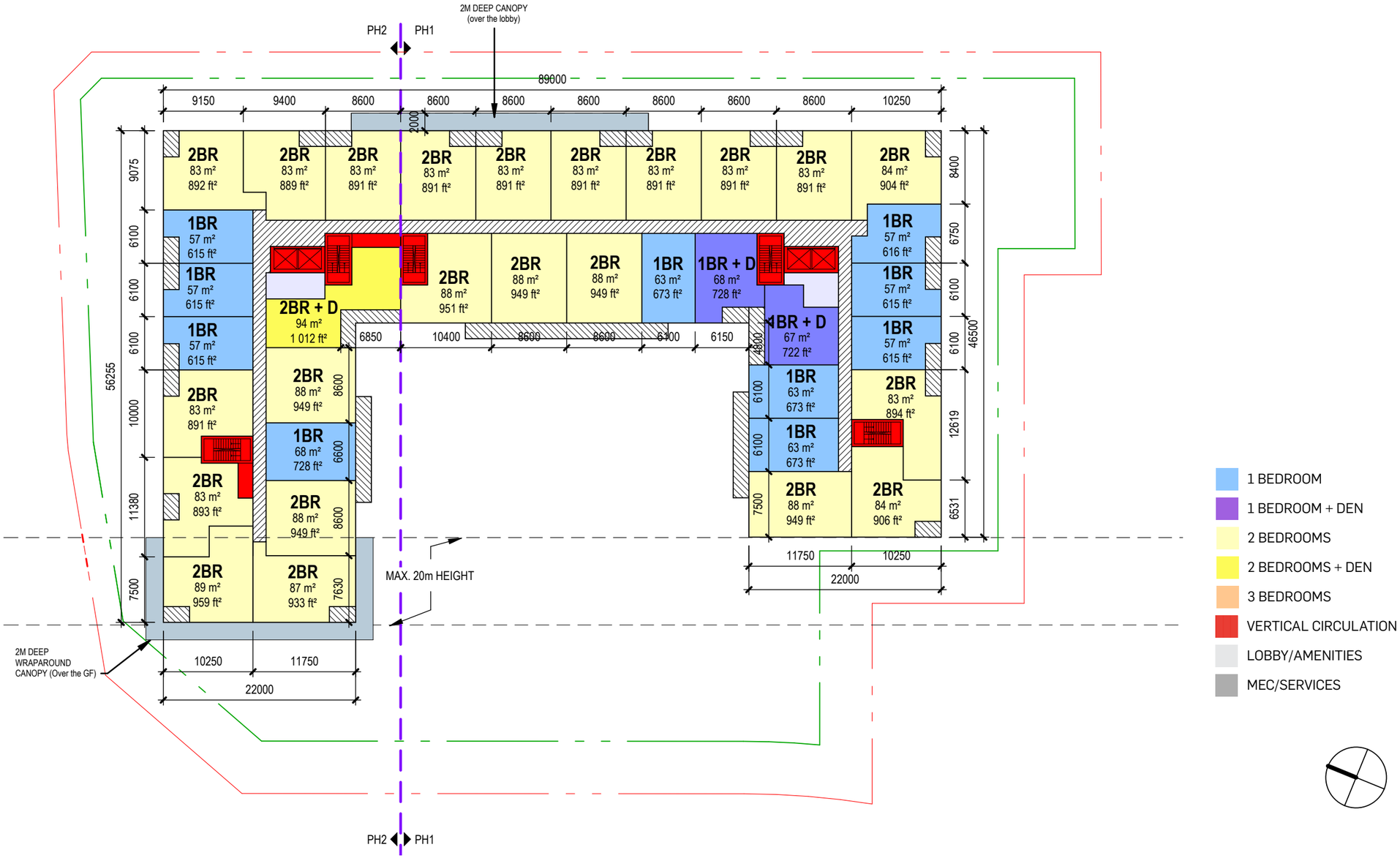


1 BEDROOM
1 BEDROOM + DEN
2 BEDROOMS
2 BEDROOMS + DEN
3 BEDROOMS
VERTICAL CIRCULATION
LOBBY/AMENITIES
MEC/SERVICES

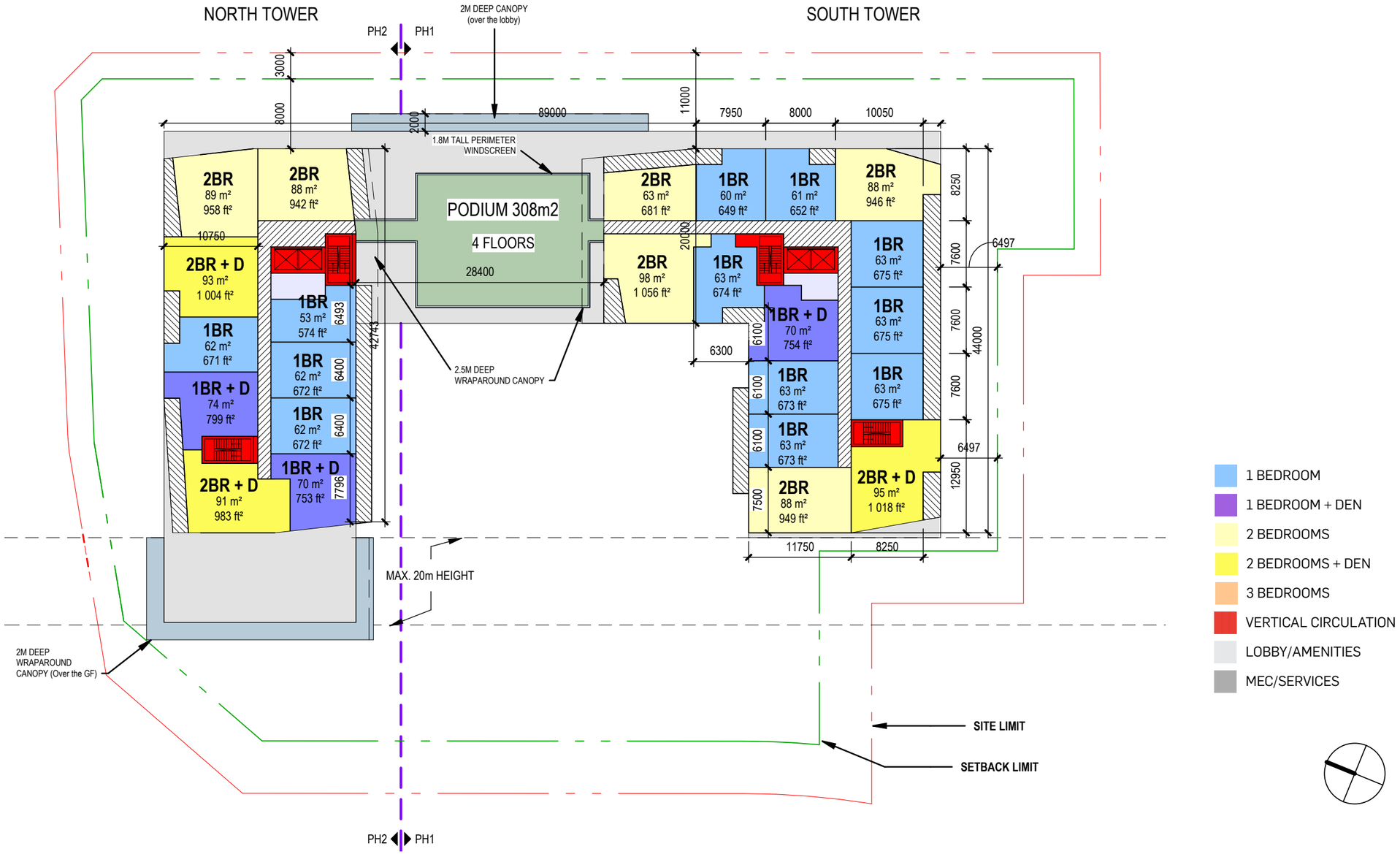
TYPICAL FLOOR PLAN - 2ND TO 3RD FLOOR



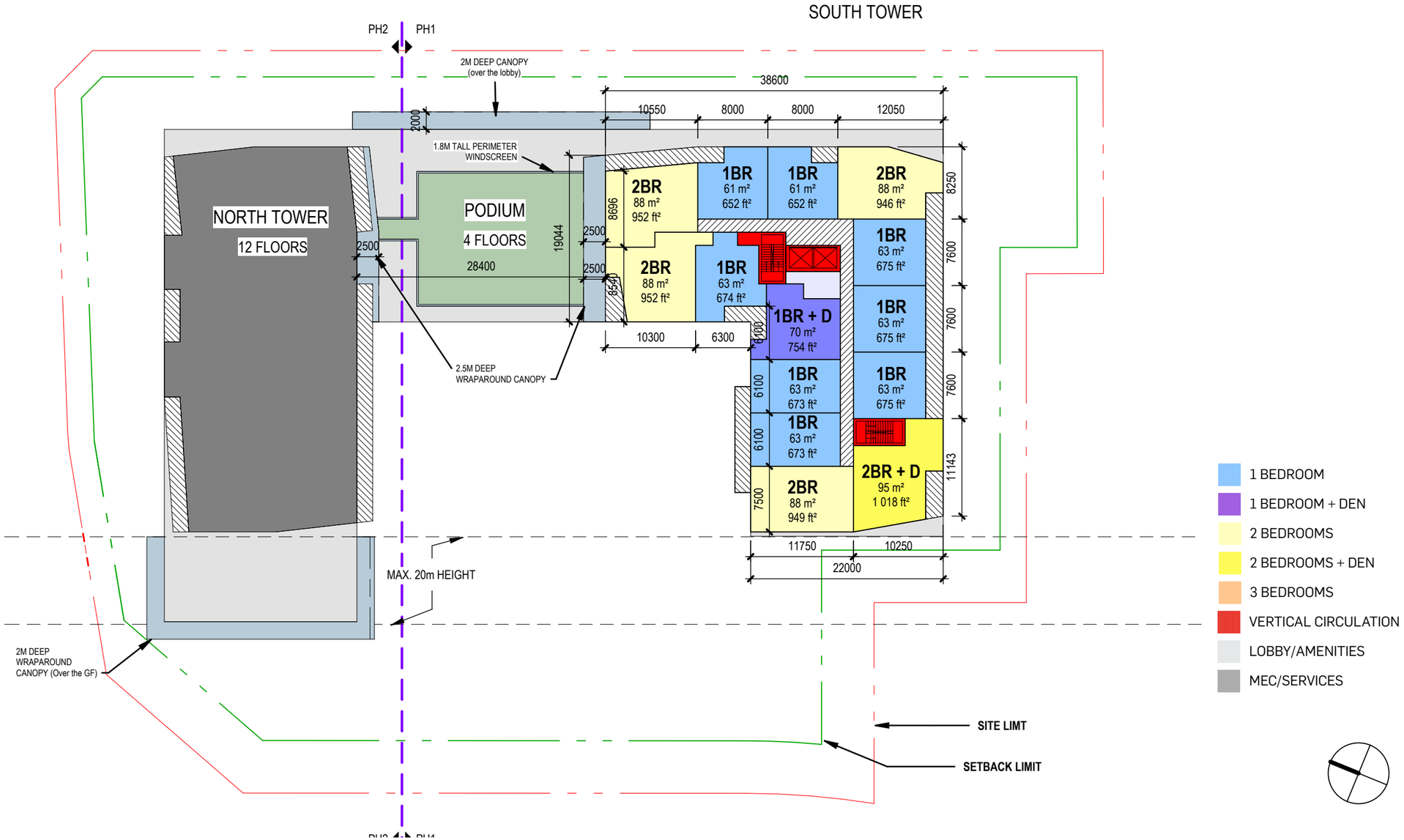
TYPICAL FLOOR PLAN - 4TH FLOOR



TYPICAL FLOOR PLAN - 5TH TO 12TH FLOOR

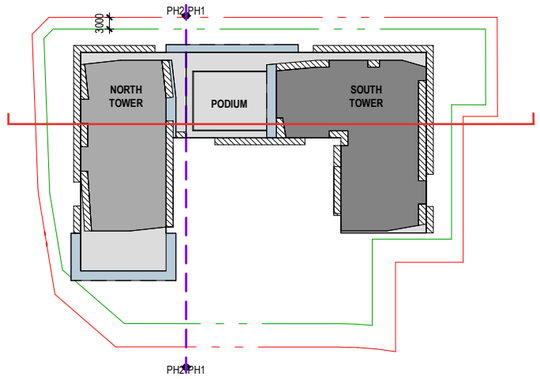


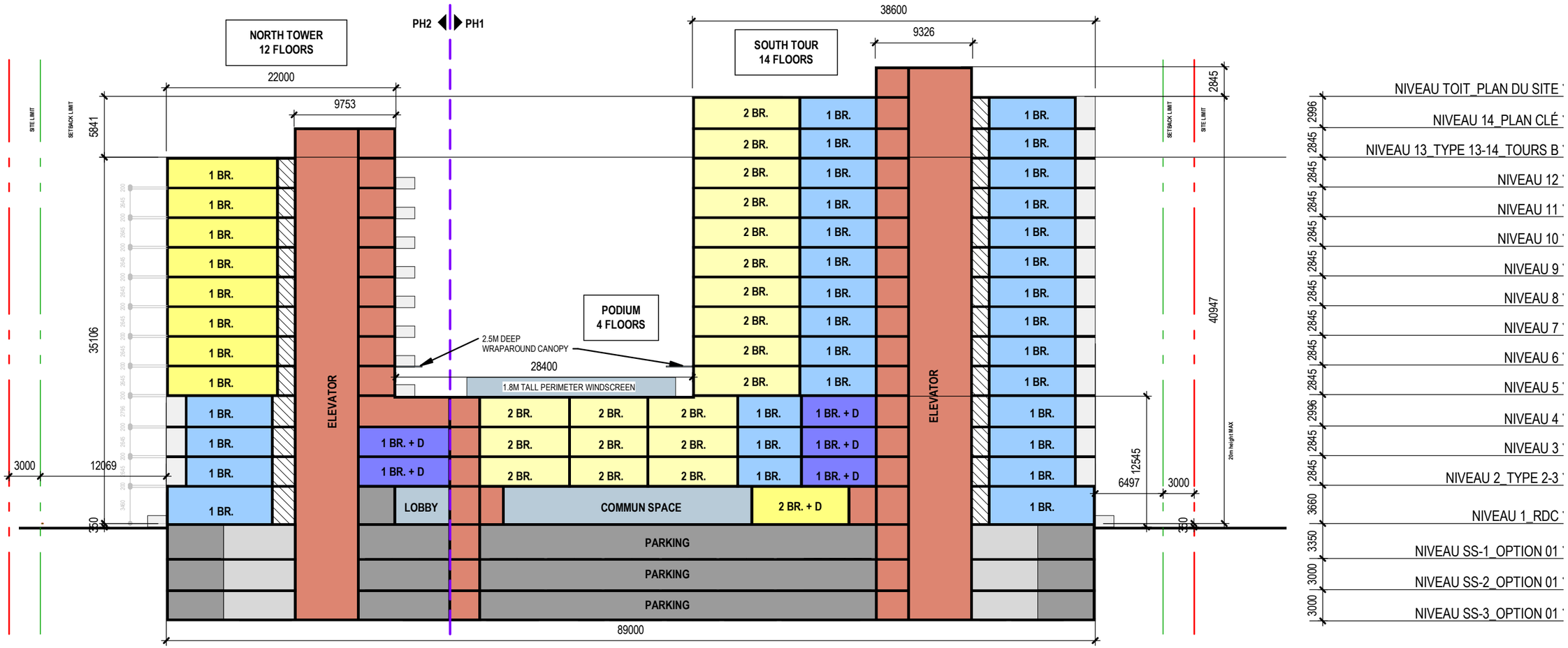
TYPICAL FLOOR PLAN - 13TH TO 14TH FLOOR



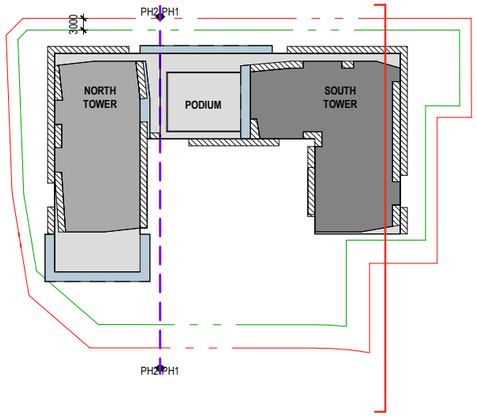
LONGITUDINAL SECTIONS

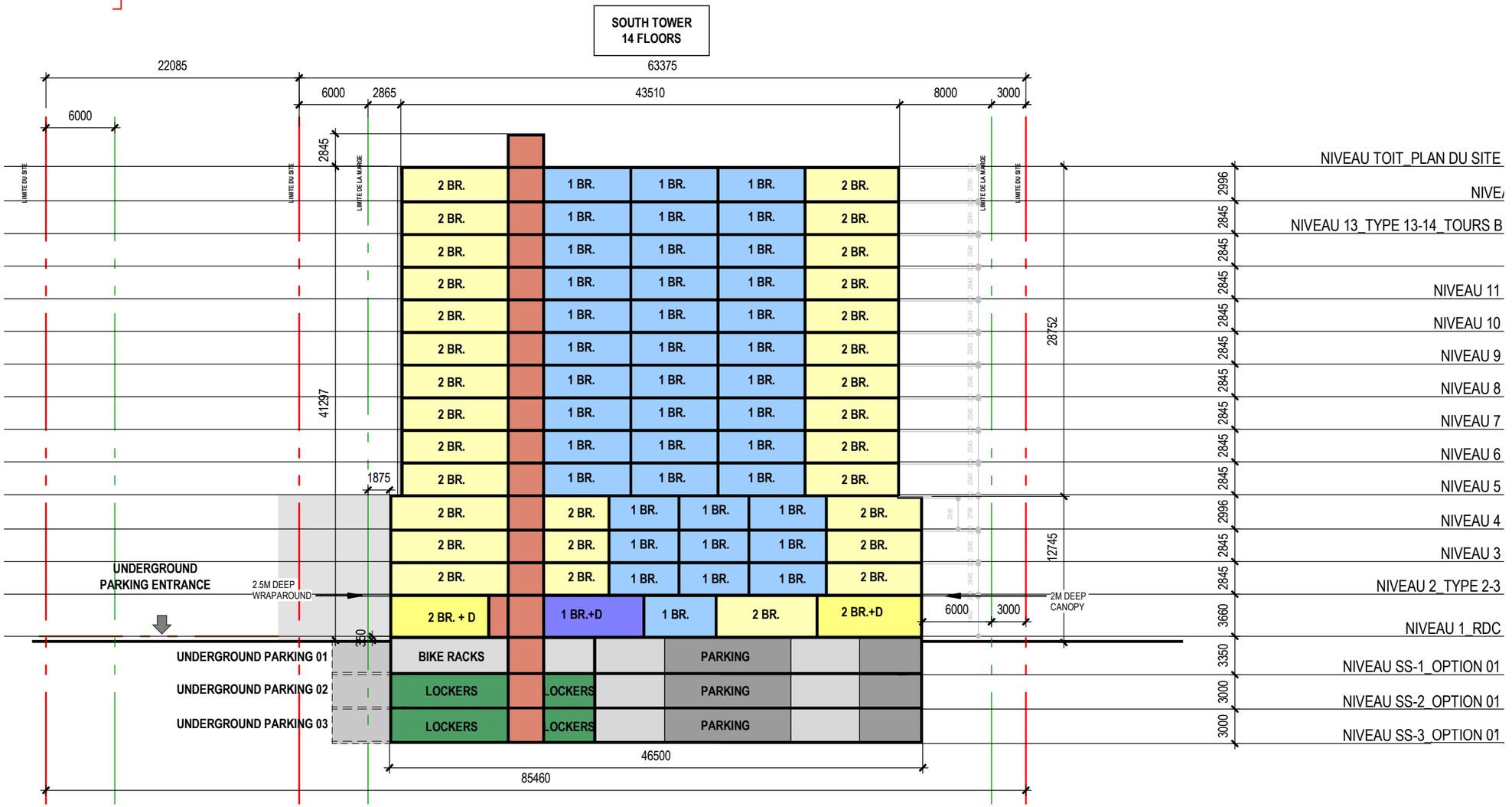
1:400





CROSS SECTION
1:400





4

STATISTICS

ORLÉANS _PHASE 1_SOUTH TOWER

PHASE 1

HABITABLE													SERVICES ET COMMUNS		TOTAL BRUT	
Locatif	1 Chambre		1 Chambre + D		2 Chambres		2 Chambres +D		Total unités	Superficie BOMA		Superficie NETTE estimée		Services et espaces communs		Superficie brute	
Niveau / Type d'unité	1-1		1-1		2-1		2-1			Superficie totale m²	Superficie totale p.c.	Superficie totale m²	Superficie totale p.c.	Superficie totale m²	Superficie totale p.c.	Superficie totale m²	Superficie totale p²
Niveau 14	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 13	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 12	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 11	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 10	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 9	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 8	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 7	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 6	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 5	8		1		4		1		14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Niveau 4	6		2		13		0		21	1 593,0	17 147,1	1 449,6	15 604	225,0	2 421,9	1 818,0	19 569
Niveau 3	6		2		13		0		21	1 593,0	17 147,1	1 449,6	15 604	225,0	2 421,9	1 818,0	19 569
Niveau 2	6		2		13		0		21	1 593,0	17 147,1	1 449,6	15 604	225,0	2 421,9	1 818,0	19 569
Niveau 1_ RDC	4		1		5		3		13	1 050,0	11 302,2	955,5	10 285	846,0	9 106,3	1 896,0	20 409
	m²	p.c.		p.c.	m²	p.c.	m²	p.c.		m²	p.c.	m²	p.c.			m²	p.c.
Surface moyenne type d'unités	61,4	661	69,4	747	86,0	926	95,7	1030		15 969,0	171 890,3	14 532	156 420,2	3 031,0	32 625,7	19 000,0	204 516,0
Total type d'unités	102		17		84		13										
	119				97												
TOTAL RÉSIDENTIEL	102		17		84		13		216								
	119				97												
MIX DES UNITÉS (%)	47%		8%		39%		6%		100%								
	55%				45%												
SUPERFICIE TOTALE										15 969,0	171 890,3	14 531,8	156 420,2	3 031,0	32 625,7	19 000,0	204 516,0
RATIO										84,0%				16,0%		100,0%	
TOTAL COMMERCIAL																-	-
TOTA																19 000,0	204 516

ORLÉANS _PHASE 2_NORTH TOWER

PHASE 2

HABITABLE										SERVICES ET COMMUNS		TOTAL BRUT	
Locatif	1 Chambre	1 Chambre + D	2 Chambres	2 Chambres +D	Total unités	Superficie BOMA		Superficie NETTE estimée		Services et espaces communs		Superficie brute	
Niveau / Type d'unité	1-1	1-1	2-1	2-1		Superficie totale m²	Superficie totale p.c.	Superficie totale m²	Superficie totale p.c.	Superficie totale m²	Superficie totale p.c.	Superficie totale m²	Superficie totale p²
Niveau 12	4	2	2	2	10	746,0	8 029,9	678,9	7 307	146,0	1 571,5	892,0	9 601
Niveau 11	4	2	2	2	10	746,0	8 029,9	678,9	7 307	146,0	1 571,5	892,0	9 601
Niveau 10	4	2	2	2	10	746,0	8 029,9	678,9	7 307	146,0	1 571,5	892,0	9 601
Niveau 9	4	2	2	2	10	746,0	8 029,9	678,9	7 307	146,0	1 571,5	892,0	9 601
Niveau 8	4	2	2	2	10	746,0	8 029,9	678,9	7 307	146,0	1 571,5	892,0	9 601
Niveau 7	4	2	2	2	10	746,0	8 029,9	678,9	7 307	146,0	1 571,5	892,0	9 601
Niveau 6	4	2	2	2	10	746,0	8 029,9	678,9	7 307	146,0	1 571,5	892,0	9 601
Niveau 5	4	2	2	2	10	746,0	8 029,9	678,9	7 307	146,0	1 571,5	892,0	9 601
Niveau 4	4	0	7	3	14	1 099,0	11 829,6	1 000,1	10 765	183,0	1 969,8	1 282,0	13 799
Niveau 3	5	2	6	2	15	1 123,0	12 088,0	1 021,9	11 000	156,0	1 679,2	1 279,0	13 767
Niveau 2	5	2	6	2	15	1 123,0	12 088,0	1 021,9	11 000	156,0	1 679,2	1 279,0	13 767
Niveau 1_ RDC	7	2	3	2	14	1 032,0	11 108,4	939,1	10 109	305,0	3 283,0	1 337,0	14 391
	m² p.c.	m² p.c.	m² p.c.	m² p.c.		m² p.c.		m² p.c.		m² p.c.		m² p.c.	
Surface moyenne type d'unités	61,0 656	73,7 793	85,7 922	92,0 990		10 345,0	111 353,6	9 414,0	101 331,8	1 968,0	21 183,6	12 313,0	132 537,1
Total type d'unités	53	22	38	25									
TOTAL RÉSIDENTIEL	53	22	38	25	138								
	75		63										
MIX DES UNITÉS (%)	38%	16%	28%	18%	100%								
	54%		46%										
SUPERFICIE TOTALE						10 345,0	111 353,6	9 414,0	101 331,8	1 968,0	21 183,6	12 313,0	132 537,1
RATIO						84,0%				16,0%		100,0%	
TOTAL COMMERCIAL												-	-
TOTAL												12 313,0	132 537

Statisitcs

ORLÉANS _TOTAL_PHASES 01 & 02

HABITABLE										SERVICES ET COMMUNS		TOTAL BRUT	
Locatif	1 BR	1 BR + D	2 BR	2 BR +D	Total units	BOMA Area		Superficie NETTE estimée		Services et espaces communs		Superficie brute	
Niveau / Type d'unité	S-1	1-1	2-1	3-1		Superficie totale m²	Superficie totale p.c.	Superficie totale m²	Superficie totale p.c.	Superficie totale m²	Superficie totale p.c.	Superficie totale m²	Superficie totale p²
Level 14	8	1	4	1	14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Level 13	8	1	4	1	14	1 014,0	10 914,7	922,7	9 932	151,0	1 625,4	1 165,0	12 540
Level 12	12	3	6	3	24	1 760,0	18 944,6	1 601,6	17 240	297,0	3 196,9	2 057,0	22 142
Level 11	12	3	6	3	24	1 760,0	18 944,6	1 601,6	17 240	297,0	3 196,9	2 057,0	22 142
Level 10	12	3	6	3	24	1 760,0	18 944,6	1 601,6	17 240	297,0	3 196,9	2 057,0	22 142
Level 9	12	3	6	3	24	1 760,0	18 944,6	1 601,6	17 240	297,0	3 196,9	2 057,0	22 142
Level 8	12	3	6	3	24	1 760,0	18 944,6	1 601,6	17 240	297,0	3 196,9	2 057,0	22 142
Level 7	12	3	6	3	24	1 760,0	18 944,6	1 601,6	17 240	297,0	3 196,9	2 057,0	22 142
Level 6	12	3	6	3	24	1 760,0	18 944,6	1 601,6	17 240	297,0	3 196,9	2 057,0	22 142
Level 5	12	3	6	3	24	1 760,0	18 944,6	1 601,6	17 240	297,0	3 196,9	2 057,0	22 142
Level 4	10	2	20	3	35	2 692,0	28 976,7	2 449,7	26 369	408,0	4 391,7	3 100,0	33 368
Level 3	11	4	19	2	36	2 716,0	29 235,0	2 471,6	26 604	381,0	4 101,1	3 097,0	33 336
Level 2	11	4	19	2	36	2 716,0	29 235,0	2 471,6	26 604	381,0	4 101,1	3 097,0	33 336
Level 1_ RDC	11	3	8	5	27	2 082,0	22 410,6	1 894,6	20 394	1 151,0	12 389,4	3 233,0	34 800
	m² p.c.	m² p.c.	m² p.c.	m² p.c.		m²	p.c.	m²	p.c.			m²	p.c.
Surface moyenne type d'unités	61,2 659	71,5 770	85,9 924	93,8 1010		26 314,0	283 243,9	23 946	257 751,9	4 999,0	53 809,2	31 313,0	337 053,1
Total type d'unités	155	39	122	38									
TOTAL RÉSIDENTIEL	155	39	122	38	354								
TOTAL	194		160										
MIX DES UNITÉS (%)	44%	11%	34%	11%	100%								
MIX DES UNITÉS (%) TOTAL	55%		45%										
SUPERFICIE TOTALE						26 314,0	283 243,9	23 945,7	257 751,9	4 999,0	53 809,2	31 313,0	337 053,1
RATIO						84,0%				16,0%		100,0%	
TOTAL COMMERCIAL												-	-
TOTA												31 313,0	337 053

PARKING	AREA SS		NB OF STALLS						RATIO
	M2	PC	STALLS INT./P1	STALLS INT./P2	STALLS INT./P3	TOTAL STALLS INT.	OUTDOOR	TOTAL STALLS	
PHASE 01	2951,0	31764,6	76	76	76	228	20	377	1,06
PHASE 02	1267,0	13638,0	43	43	43	129			
TOTAL	4218,0	45402,6	119	119	119	357			
TOTAL AREA	12654	136208							

5

VIEWS

PRECEDENTS

REFERENCE IMAGES

THE SMITH, Boston

Rouen Luciline - Rives de Seine, Rouene

GALDIN, Griffintown Montréal

One Vince Street, London

Plomb, Amsterdam

BUILDING MASSING

VIEW FROM BD JEANNE-D'ARC

PEDESTRIAN VIEW 1

PEDESTRIAN VIEW 2

6

ELEVATIONS AND MATERIALITY

WEST ELEVATION

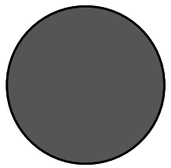
VIEW FROM
BILBERRY DRIVE PROM.

1:400

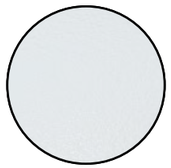
A Brick
Terra

B Precast Concrete Panels
White

C Precast Concrete Panels
Grey



D Metallic Panel
Anthracite



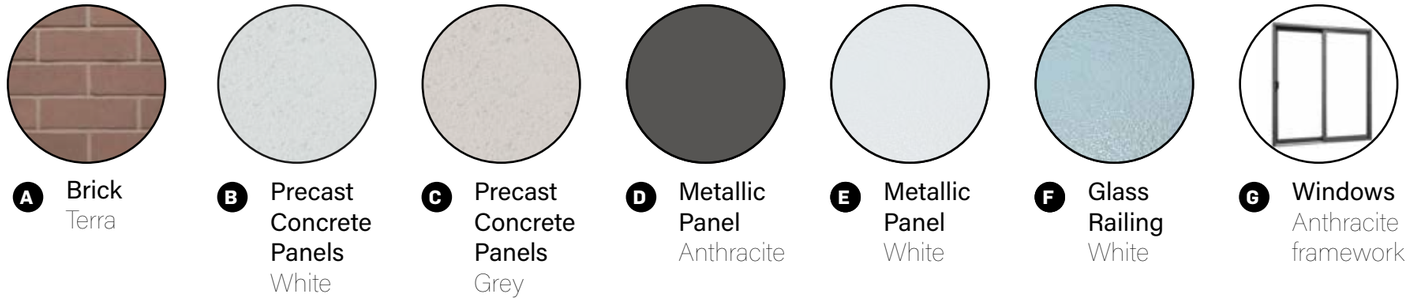
E Metallic Panel
White

F Glass Railing
White

G Windows
Anthracite framework

SOUTH ELEVATION

1:400



A Brick
Terra

B Precast Concrete Panels
White

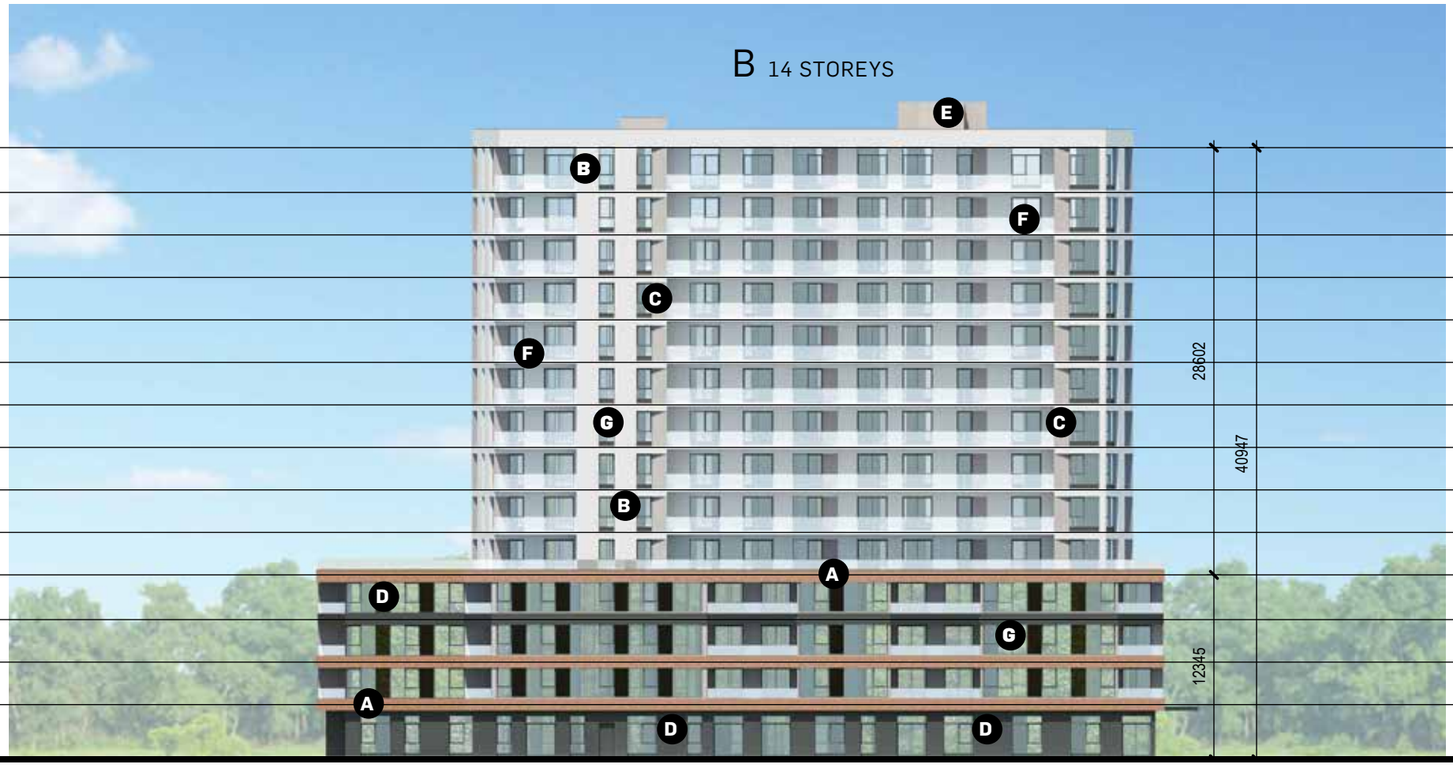
C Precast Concrete Panels
Grey

D Metallic Panel
Anthracite

E Metallic Panel
White

F Glass Railing
White

G Windows
Anthracite framework



NIVEAU TOIT PLAN DU SITE 2996
NIVEAU 14_PLAN CLÉ 2845
NIVEAU 13_TYPE 13-14_TOURS B 2845
NIVEAU 12 2845
NIVEAU 11 2845
NIVEAU 10 2845
NIVEAU 9 2845
NIVEAU 8 2845
NIVEAU 7 2845
NIVEAU 6 2845
NIVEAU 5 2846
NIVEAU 4 2995
NIVEAU 3 2845
NIVEAU 2_TYPE 2-3 2845
NIVEAU 1_RDC 3660

EAST ELEVATION

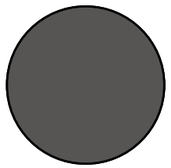
VIEW FROM
FAMILLE-COTÉ AV.

1:400

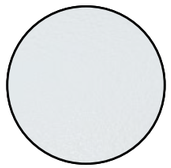
A Brick
Terra

B Precast Concrete Panels
White

C Precast Concrete Panels
Grey



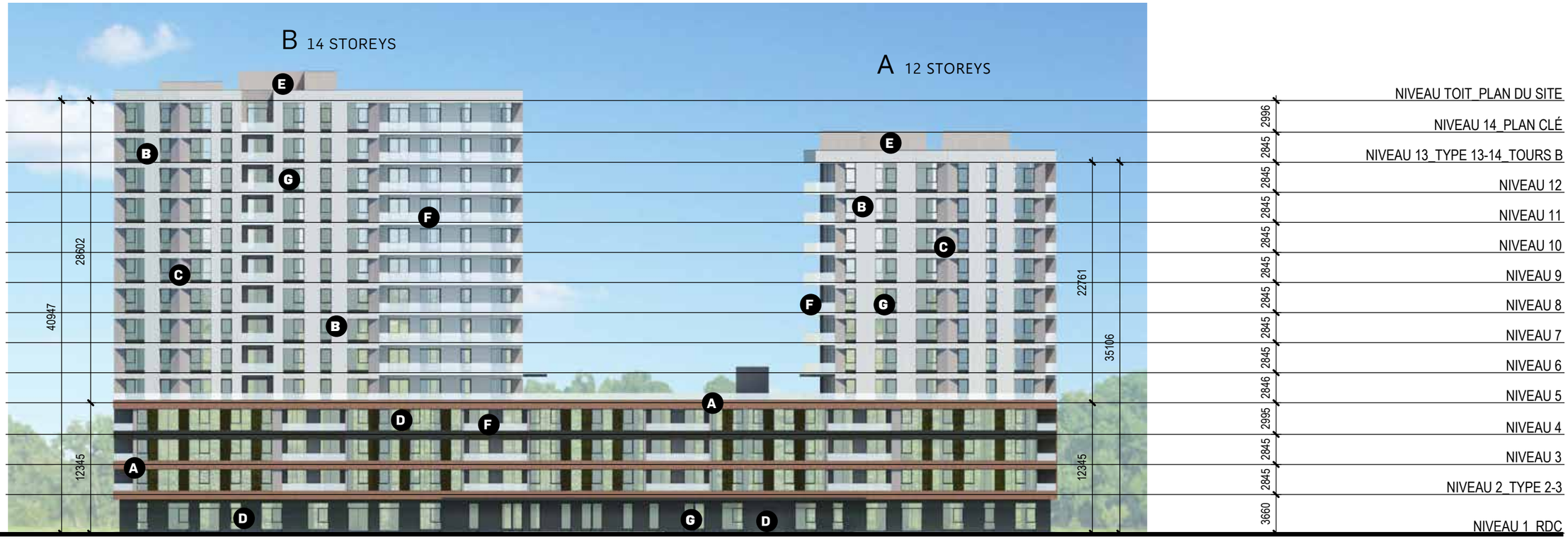
D Metallic Panel
Anthracite



E Metallic Panel
White

F Glass Railing
White

G Windows
Anthracite framework



NORTH ELEVATION

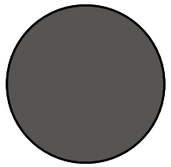
VIEW FROM
JEANNE-D'ARC BD.

1:400

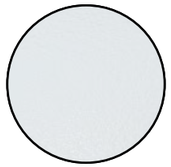
A Brick
Terra

B Precast Concrete Panels
White

C Precast Concrete Panels
Grey



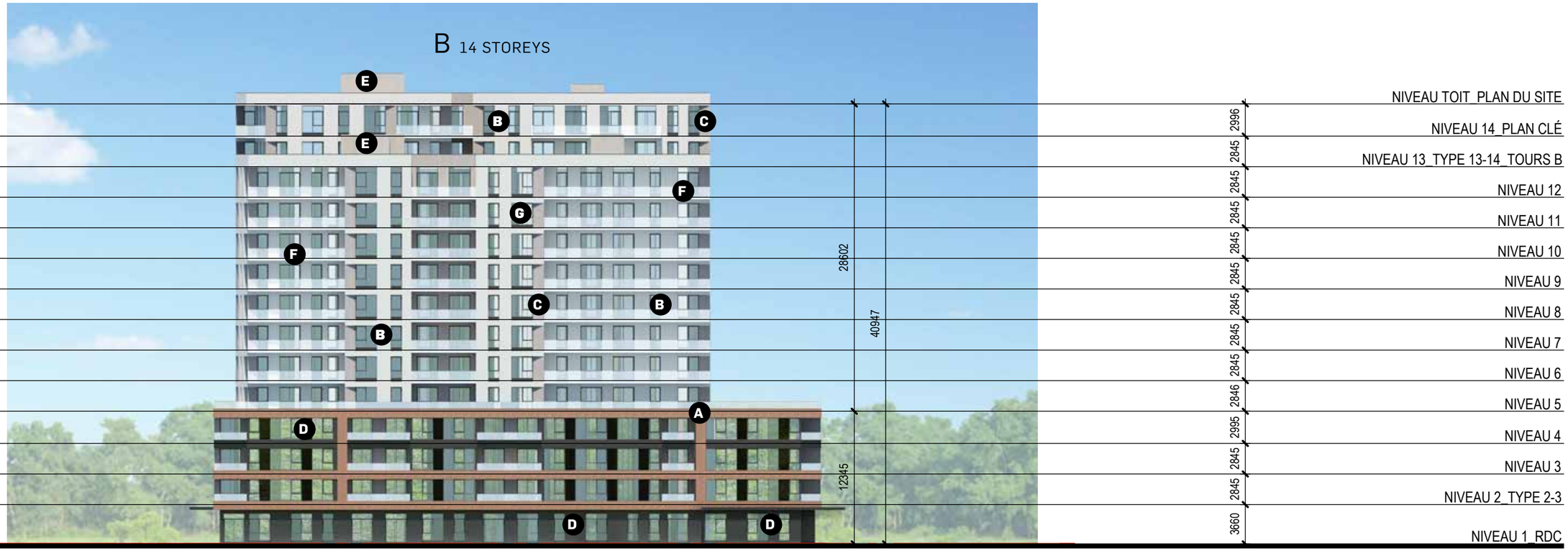
D Metallic Panel
Anthracite



E Metallic Panel
White

F Glass Railing
White

G Windows
Anthracite framework



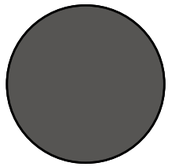
INTERIOR NORTH ELEVATION

1:400

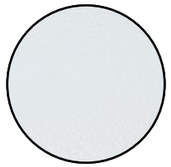
A Brick
Terra

B Precast Concrete Panels
White

C Precast Concrete Panels
Grey



D Metallic Panel
Anthracite



E Metallic Panel
White

F Glass Railing
White

G Windows
Anthracite framework

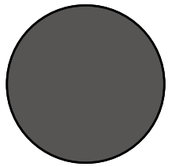
INTERIOR NORTH ELEVATION

1:400

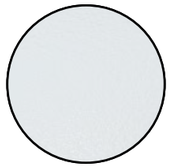
A Brick
Terra

B Precast Concrete Panels
White

C Precast Concrete Panels
Grey



D Metallic Panel
Anthracite



E Metallic Panel
White

F Glass Railing
White

G Windows
Anthracite framework

7

SUN AND WIND STUDIES

SUN STUDY- ACTUAL SITE

MARCH 21 & SEPTEMBER 21 (EQUINOXES)

9h00

12h00

15h00

18h00

JUNE 21 (SUMMER SOLSTICE)

9h00

12h00

15h00

18h00

DECEMBER 21 (WINTER SOLSTICE)

9h00

12h00

15h00

18h00

MARCH 21 & SEPTEMBER 21 (EQUINOXES)

9h00

12h00

15h00

18h00

JUNE 21 (SUMMER SOLSTICE)

9h00

12h00

15h00

18h00

DECEMBER 21 (WINTER SOLSTICE)

9h00

12h00

15h00

18h00

8

APPROACH TO SUSTAINABILITY

1 VEGETATION

INCREASING GREENSPACE

-Increasing the amount of vegetation to maximise carbon sequestering by incorporating greenroofs and a considered landscaping startegy.

-Providing users with a close visual proximity to suffient greenspace; promoting positive mental and physical health effects (in accordance with notions of biophilia).

-Considering non-human users: creating habitats to support healthy ecosystems and promote biodiversity within urban areas.

-Use of various native species on site.

-Use of vegetation to retain rainwater and prevent an overload of the stormwater system.

2 CIRCULARITY

-Consideration of the lifecycle of the materials used in the building construction; using recycled and materials with low embodied energy where possible. Understanding maintainance costs of materials and their future impacts.

-Ensuring adaptability of the building design so it can meet the needs of future residents and/or a future change in programmatic use.

3 MATERIALS

-Utilising prefabricated modular panels reduce waste and lower construction time.

-Use of locally sourced materials (within 880km) to reduce transportation loads.

MATERIAL CHOICE:

-Choosing sustainable materials with lower embodied energies such as prefabricated concrete panels, aluminium and glass.

-Ensuring FSC certification where appropraite.

-Ensuring materials are free of volatile organic compounds (VOCs) and added formaldehyde (in bonded panels).

-Understanding the energy required to extract compounds and process materials at a manufacturing stage to ensure a sustainable appraoch is taken throughout the material's lifecycle.

MATERIAL EFFIECIENCY

-Integration of the most efficient materials and insulators such as white membranes to limit heat loss therefore reducing energy loads and costs.

-Minimise thermal bridging and exceed the latest energy code requirements.

4 BIRD SAFE DESIGN

The project meets the city's requirements for bird protection.

5 ENERGY USAGE

-Using energy from a renewable source: Geothermal

- Setting up an energy sharing network between the different buildings. A main heatpump will draw energy from the geothermal source and ensure the water network is maintained at the right temperatures, using CO2 as a refrigerant.

-Use of most efficeint air exchangers (85%) to reduce energy loads and costs required for ventilation.

-Use of water-saving toilet equiptment (dual-flush toilets, low-flow shower heads).

-Collection of rainwater to be used as greywater (for flushing toilets and watering vegetation).

-High level temperature and humidity control; Use of an air exchanger in all rental units.

-Utilising operable glazing and shading strategies to provide a user-controlled internal climate, reducing ventilation and cooling loads. Implementation of passive systems where possible.

6 RESIDUAL MATTERS

-Space in each dwelling for waste, recycling and compost bins.

-Sorting and recycling of waste materials and control of material losses on site.

7 WELLNESS

-Consideration of user experience: Providing thermal comfort, natural lighting, operable windows, quality views, suitable acoustics of dwellings and courtyards.

-Installation of drinking water fountains designed for filling water bottles.

-Providing a gymnasium, yoga area and other spaces to maintain physical fitness mental health.

-Offer of co-working space to encourage social interactions between tenents.

-Visually calming and comfortable circulation and common areas to increase accessibility.

-No smoking inside and within 25 feet of the building

8 MOBILITY

-Road and bicycle networks providing access to cycle tracks and public parks.

-Offer of car and bicycle sharing.

-Close connection to major rail network and multiple local bus routes contribute to well established public transport system.

9 SENSE OF COMMUNITY

-Providing a community garden as a means for tenants to socialise, learn about food management and healthy diets as well as reducing food waste.

-Variety of units (1, 1+den, 2, 2+den bedrooms) to satisfy the needs of a diverse clientele.

-Careful consideration of common areas to promote social interactions and foster community spirit.

-Providing adaptable spaces to be used by the tenents for community events and clubs etc.

9

WIND STUDY, CIVIL AND LANDSCAPE

WIND STUDY - SPRING

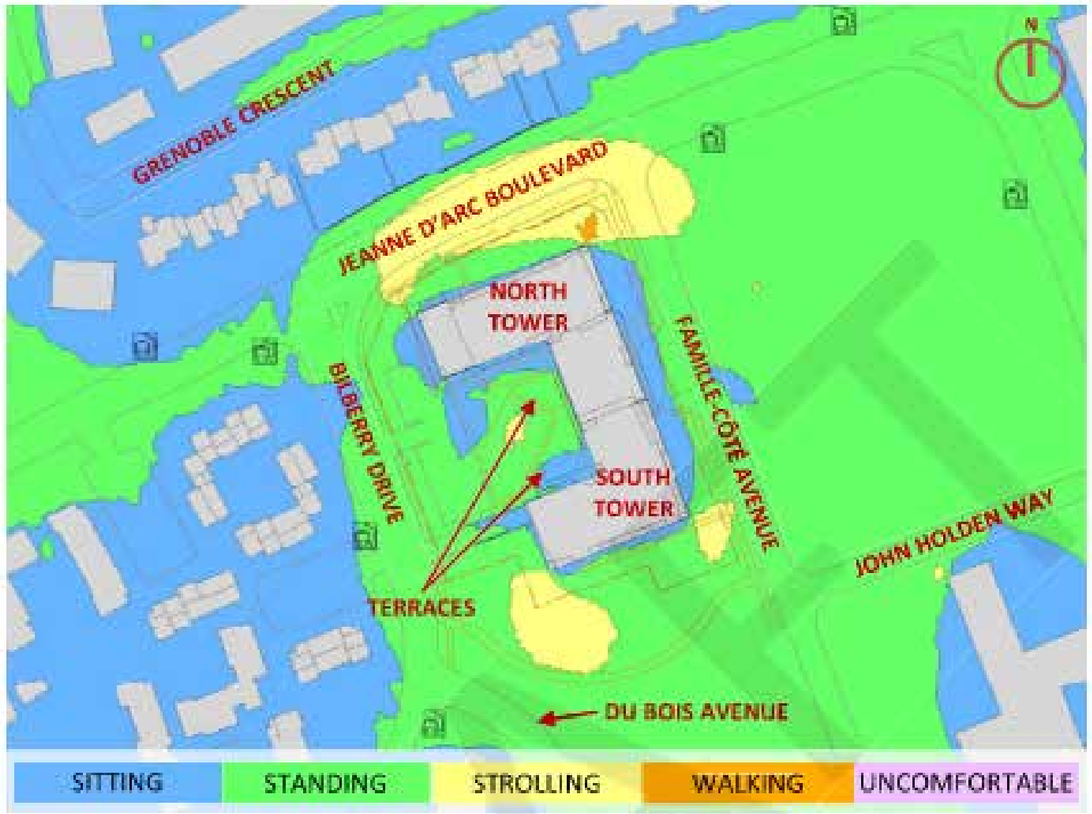


FIGURE 3A: SPRING – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

FIGURE 3B: SPRING – WIND COMFORT, GRADE LEVEL– EXISTING MASSING

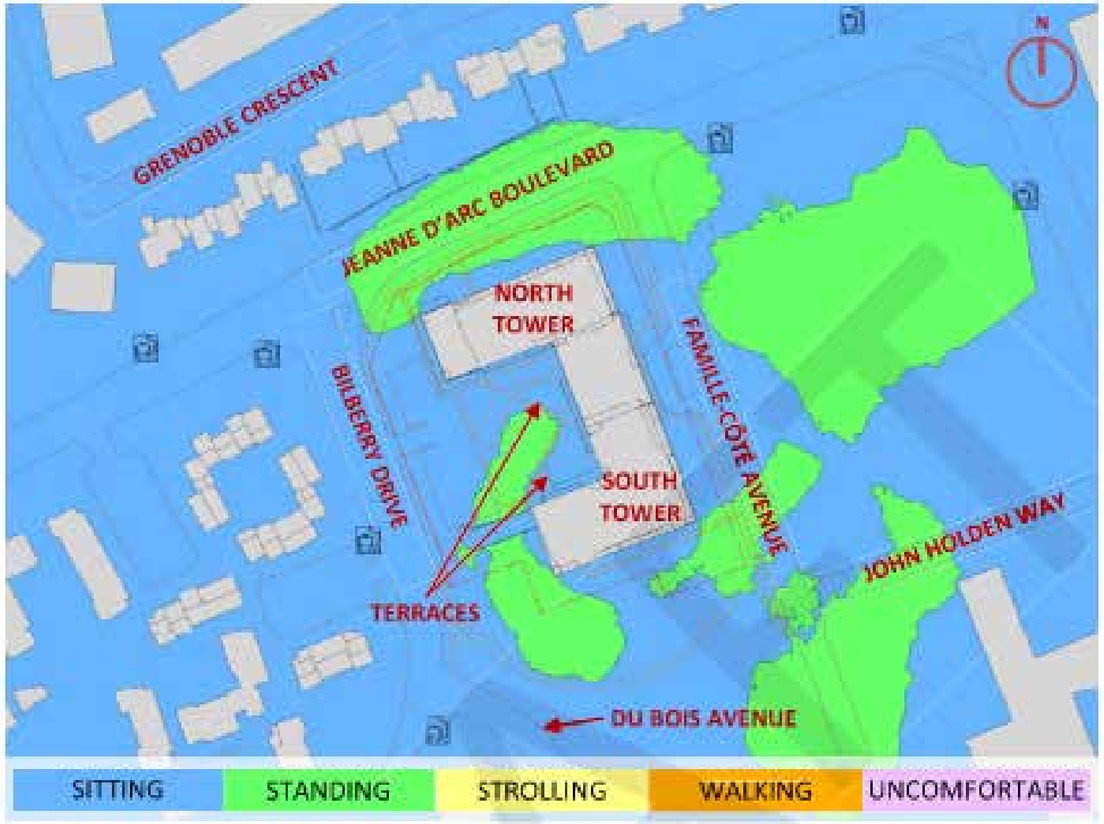


FIGURE 4A: SUMMER – **WIND COMFORT, GRADE LEVEL – PROPOSED MASSING**

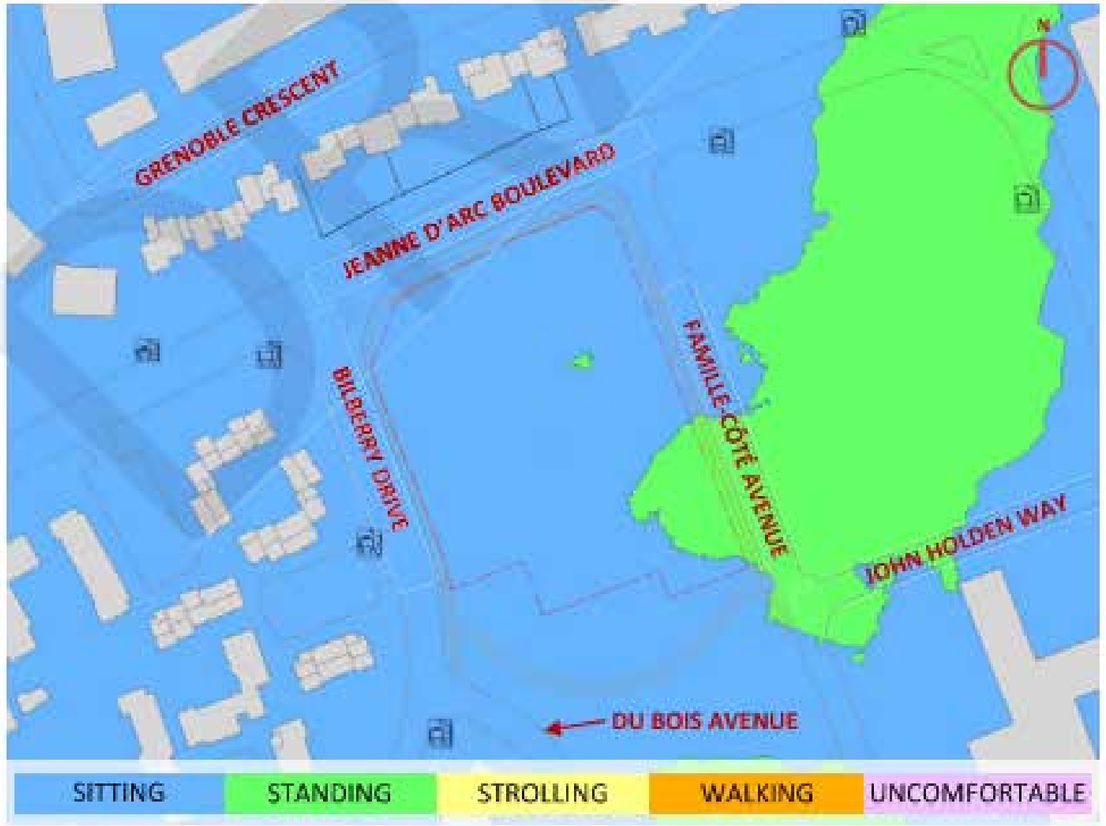


FIGURE 4B: SUMMER – WIND COMFORT, GRADE LEVEL– EXISTING MASSING

WIND STUDY -AUTUMN

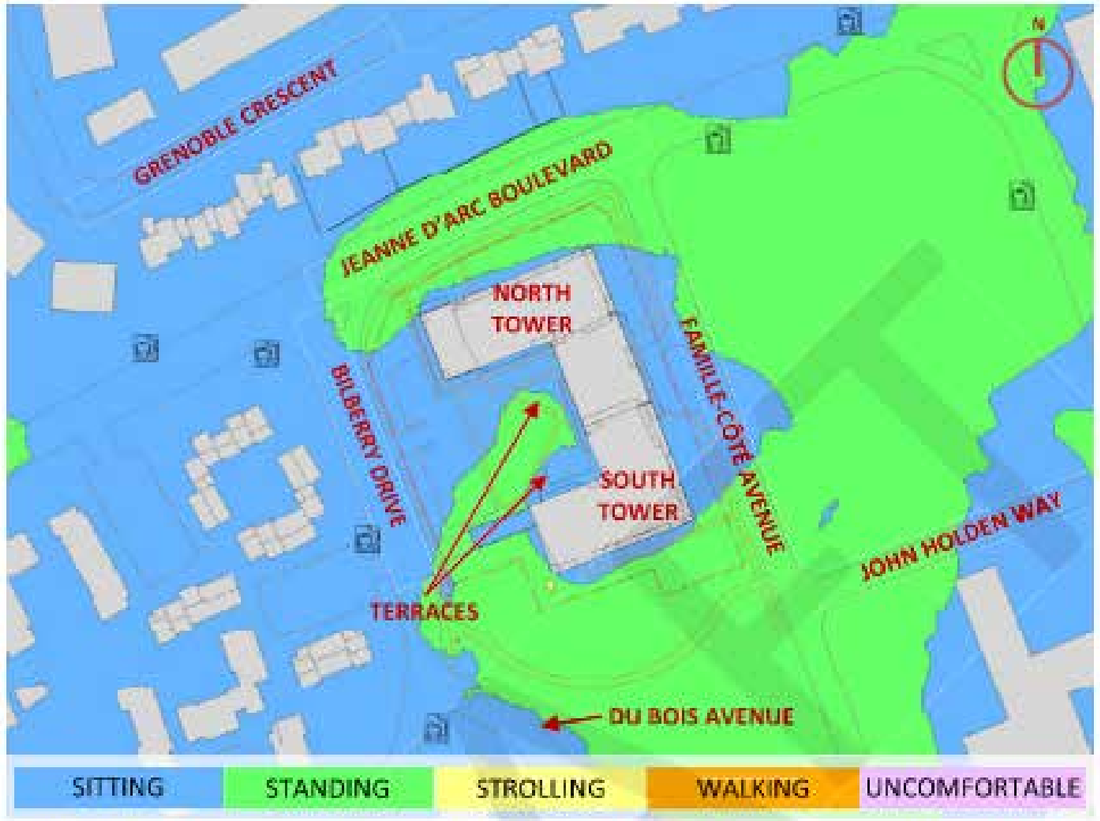


FIGURE 5A: AUTUMN – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

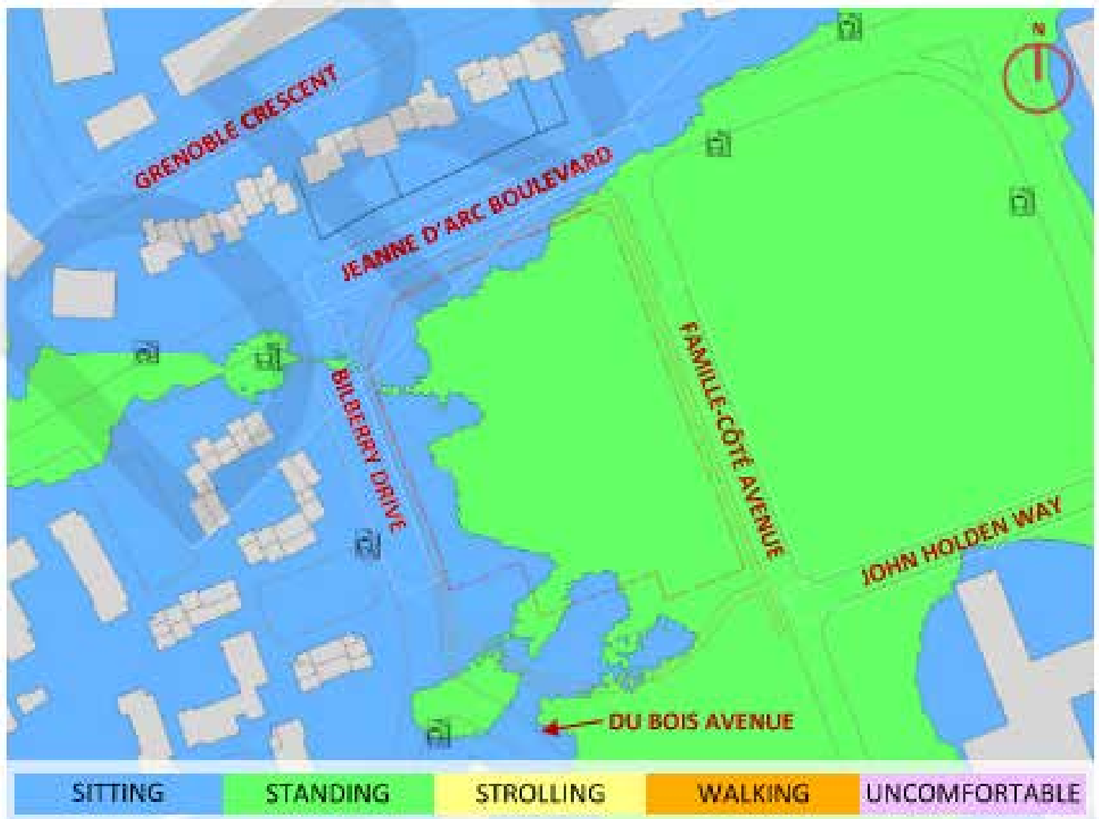


FIGURE 5B: AUTUMN – WIND COMFORT, GRADE LEVEL– EXISTING MASSING

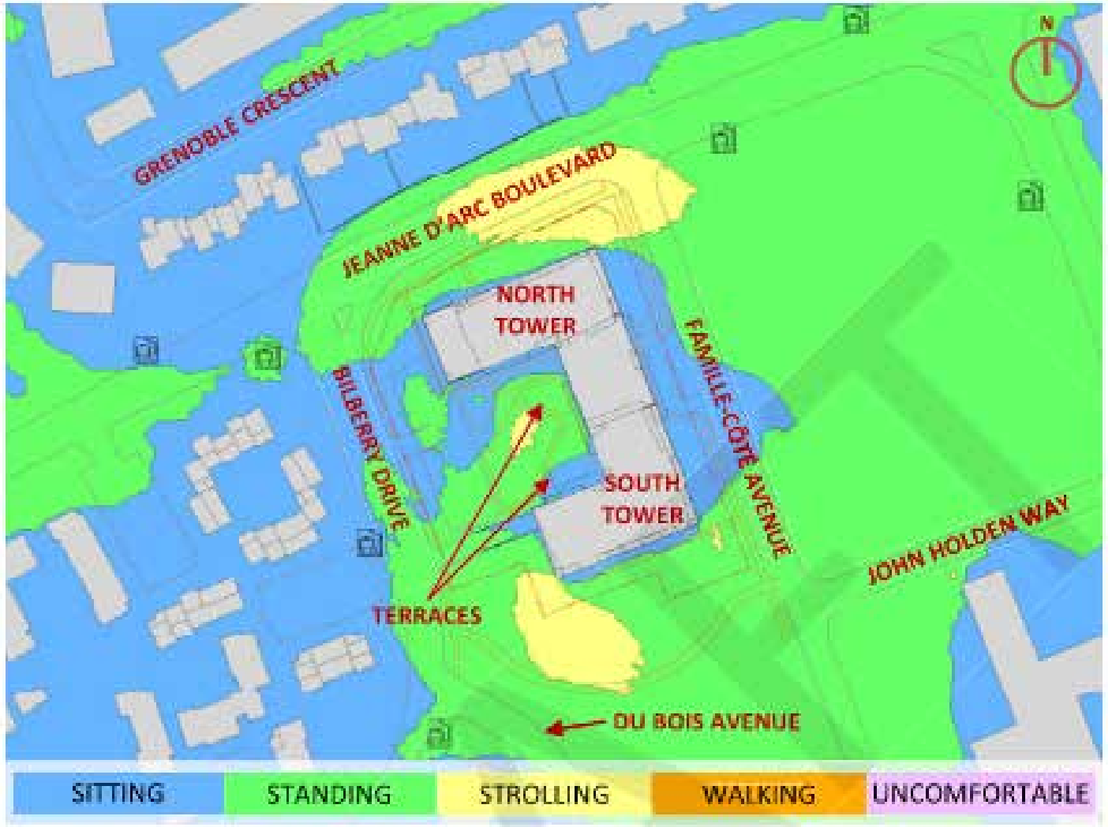


FIGURE 6A: WINTER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

FIGURE 6B: WINTER – WIND COMFORT. GRADE LEVEL– EXISTING MASSING

TECHNICAL AND GENERAL SPECIFICATIONS

1.0 GENERAL SPECIFICATIONS

All work shall conform with Ontario building code, latest edition as well as local regulation and bylaws.

Contractor to verify all dimensions and report any discrepancies to the engineer immediately to get design confirmation before proceeding with construction.

Refer to the City of Ottawa for regulations and standards (supersedes provincial standards).

Refer to Ontario Provincial Standards for Roads and Public Works - Volume 3 for details.

Ontario provincial standards for roads and public works must also be respected.

Work to be performed in accordance with the Occupational Health and Safety Act and Regulations for Construction Projects.

All materials shall meet all current applicable standards set by the American Water Works Association ("AWWA"), Canadian Standards Association ("CSA"), the American National Standards Institute ("ANSI") safety criteria standards, American Society for Testing and Materials (ASTM), NSF/14, NSF/60 and NSF/61.

The Contractor will get approval for all materials selection from the Civil Engineer prior to delivery to the site.

BUILDING OWNER: BÂTIMO DÉVELOPPEMENT INC.

CONSULTING CIVIL ENGINEER: ÉQUIPE LAURENCE INC.

2.0 GENERAL INFORMATIONS

2.1 UNDERGROUND SERVICES

The plans show certain underground installations for the sole purpose to highlight the existence of cables, pipelines and underground structures. In the sectors where work must be performed, the contractor is responsible to verify himself with the competent authorities the existence and actual location of all cables, pipelines and existing underground structures that may affect the works.

Before beginning excavations, the contractor must thus contact the Ontario One Call (www.on1call.com) , the municipal authorities and all other stake holders in order to identify on the field all existing underground structures whether they are shown on the plans or not.

He is responsible for damages to cables, pipelines and underground structures. No cost variation resulting from underground structures not shown or poorly located on the plans can be claimed against the building owner. Following the review of the plans and specifications, the contractor must notify the engineer of any error, omission or discrepancy noted by him before starting work.

2.2 EXISTING WATERMAIN AND SEWER CONDUITS

The location of the watermain and sewer pipes is approximate. The contractor must verify and validate the position and depth of the pipes by the means of meticulous excavations. Should discrepancies be observed, they must be provided to the engineer without delay in order that the required modifications are made to the construction plans. The contractor will have to coordinate with the city,the connecting works to the existing networks (watermain and sewers). No service interruption shall take place without the building owner's authorization or the relevant authorities.

2.3 PROTECTION AGAINST EROSION

As per "Erosion and sediment control guideline for urbain construction"
In all areas of the building site where there is a risk of erosion, the ground must be stabilized.
Runoff water must be intercepted and routed to stabilized areas and this, throughout the construction period. The contractor must use the recognized methods to prevent the transport of sediments.

- Sediment barrier
- Mud mat
- Sedimentation pond
- Filtering berm and sediment trap
- Straw bale filter

Any intervention on the building site which may cause the transfer of sediments must be simultaneously accompanied by sediment capture measures.

2.4 DRAINING OF THE EXCAVATIONS

The contractor shall take all necessary precautions to prevent the penetration of surface waters and to evacuate surface, underground or sewer waters. Waste waters must be directed towards a combined sewer or a sanitary sewer and the surface and underground waters towards a storm sewer, a combined sewer or a ditch. In all cases, the diversion site must be submitted for approval.

The contractor must assume all required pumping and cleaning costs.

2.5 PAVEMENT PROTECTION

At all times, the movement of machinery and metal tracked vehicles is prohibited on paved surfaces unless plywood sheets with a 20mm normal thickness or rubber with a 12.5mm thickness are used in order to avoid damaging pavement. All repairs or complete replacements of pavement is the contractor's responsibility, who will have to pay all the costs.

2.6 CLEANING OF SITE

At the end of the construction works and as often as requested by the project superintendent, the contractor must clean and eliminate all construction generated debris and restore all construction affected areas. The cleaning of the construction site is included in the global market unit prices.

3.0 SITE GRADING

Surface topsoil layer stripping required.

Low-lying areas may be filled by utilising soil cut from higher ares and by importing suitable fill materials.

The approved subgrade may be raised to design subgrade level with approved compactable on-site soil, providing it is placed in maximum 300 mm thick lifts and each lift is compacted to at least 95% of the material's SPMDD. As an alternative to subexcavation, a woven geotextile separator, such as Terratrack 24-15, Amoco 2002, Mirafi 500XL or equivalent, may be placed over spongy areas prior to placing the Granular 'B' sub-base layer.

4.0 CONCRETE WORKS

All weather exposed concrete shall have 5 to 8% air entrainment or as otherwise specified in Tables 2 and 4 of CSA A23.1.

Concrete sidewalk as per OPSD 310.010. Foundation consist of 150 mm minimum of granular 'A' material. Sidewalk concrete thickness shall be 200 mm.

Concrete barrier curb as per OPSD 600.110. Foundation consist of 150 mm minimum ofgranular 'A' material.

PROJECT LOCATION
NO SCALE

CIVIL ENGINEERING LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- BOTTOM OF EMBANKMENT
- TOP OF EMBANKMENT
- DITCH CENTER
- DITCH TO BE REMOVED
- DITCH CENTER WITH ROCK FILL PROTECTION
- FENCE TO BE REMOVED
- EXISTING FENCE
- PROPOSED FENCE
- SILT FENCE BARRIER
- ISOLATED WETLAND
- EXISTING TREE
- WOODED AREA
- WOODED AREA TO BE REMOVED
- OVERLAND FLOW ROUTE
- GUARDRAIL
- STONE RETAINING WALL
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER SERVICE VALVE
- PROPOSED WATER SERVICE VALVE
- EXISTING WATER PIPE
- EXISTING WATER PIPE TO BE REMOVED
- PROPOSED WATER PIPE
- EXISTING DRINKING WATER SERVICE CONNECTION
- PROPOSED DRINKING WATER SERVICE CONNECTION
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND MANHOLE TO BE REMOVED
- EXISTING STORM SEWER PIPE AND MANHOLE
- PROPOSED STORM SEWER PIPE AND MANHOLE
- STORM SEWER AND MANHOLE TO BE REMOVED
- CULVERT
- EXISTING CATCH BASIN OR MANHOLE-CATCH BASIN
- PROPOSED CATCH BASIN OR MANHOLE-CATCH BASIN
- STMHE-01 — EXISTING STORM SEWER MANHOLE
- STMH-01 — PROPOSED STORM SEWER MANHOLE
- SANMHE-01 — EXISTING SANITARY SEWER MANHOLE
- SANMH-01 — PROPOSED SANITARY SEWER MANHOLE
- LIGHTNING UNIT
- OVERHEAD WIRING AND GUY WIRE
- EXISTING GAS PIPELINE
- BELL CANADA UNDERGROUND CABLE
- UNDERGROUND ELECTRICAL WIRE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK/SLAB
- PAVER SIDEWALK
- PROPOSED GRASS SURFACE
- GRANULAR SURFACE
- PROPOSED TEMPORARY MUD MAT
- PROPOSED STONES SURFACE
- PROPOSED GRANITE STONES
- EXISTING ASPHALT SURFACE TO BE REMOVED
- EXISTING SURFACE TO BE REMOVED
- 26.300 × — PROPOSED ELEVATION
- CB: 26.450 × — PROPOSED ELEVATION OF CONCRETE CURB
- C: 26.450 × — PROPOSED ELEVATION OF CONCRETE SLAB
- G: 26.650 × — PROPOSED TOP ELEVATION OF GRASS
- S: 26.450 × — PROPOSED TOP ELEVATION OF SIDEWALK
- TW: 26.450 × — PROPOSED TOP ELEVATION OF RETAINING WALL
- BW: 26.450 × — PROPOSED BOTTOM ELEVATION OF RETAINING WALL
- .25.30 — EXISTING ELEVATION OF SURFACE
- -3.00% — GRADING SLOPES
- NORTH

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE
A	FOR UDRP	B.B.	2025-09-15

CLIENT
BÂTIMO DÉVELOPPEMENT INC.
SUITE 400-6485, RUE DORIS-LUSSIER
BOISBRIAND, QUÉBEC
J7H 0E8

PROJECT
LIB ORLÉANS
500 FAMILLE-CÔTÉ AVENUE

135, boulevard de Sainte-Adèle, Sainte-Adèle (Qc) J8B 0J4
T 450 227 1857
info@equipelaurence.ca | equipelaurence.ca

STAMP

DRAWING TITLE
TECHNICAL AND GENERAL SPECIFICATIONS'
LEGEND AND NOTES
LOCATION

SCALE

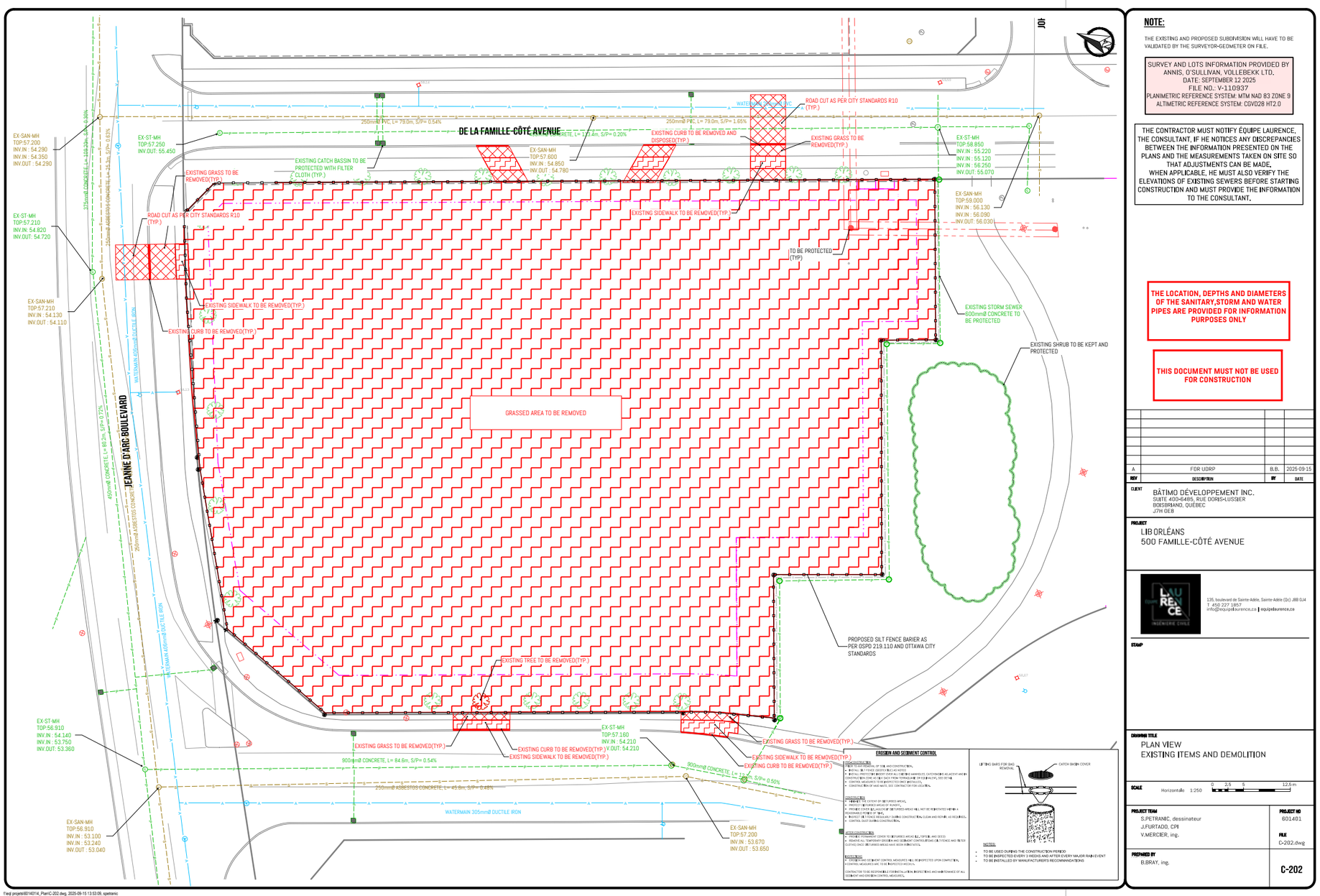
PROJECT TEAM
S.PETRANIC, dessinateur
J.FURTADO, CPI
V.MERCIER, ing.

PROJECT NO 601401

FILE C-201.dwg

PREPARED BY
B.BRAY, ing.

C-201



NOTE:

THE EXISTING AND PROPOSED SUBDIVISION WILL HAVE TO BE VALIDATED BY THE SURVEYOR-GEOMETER ON FILE.

SURVEY AND LOTS INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
DATE: SEPTEMBER 12 2025
FILE NO.: V-110937
PLANIMETRIC REFERENCE SYSTEM: MTM NAD 83 ZONE 9
ALTIMETRIC REFERENCE SYSTEM: CGVD28 HT2.0

THE CONTRACTOR MUST NOTIFY ÉQUIPE LAURENCE, THE CONSULTANT, IF HE NOTICES ANY DISCREPANCIES BETWEEN THE INFORMATION PRESENTED ON THE PLANS AND THE MEASUREMENTS TAKEN ON SITE SO THAT ADJUSTMENTS CAN BE MADE.
WHEN APPLICABLE, HE MUST ALSO VERIFY THE ELEVATIONS OF EXISTING SEWERS BEFORE STARTING CONSTRUCTION AND MUST PROVIDE THE INFORMATION TO THE CONSULTANT.

THE LOCATION, DEPTHS AND DIAMETERS OF THE SANITARY,STORM AND WATER PIPES ARE PROVIDED FOR INFORMATION PURPOSES ONLY

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE
A.	FOR UDRP	B.B.	2025-09-15

CLIENT
BÂTIMO DÉVELOPPEMENT INC.
SUITE 400-6485, RUE DORIS-LUSSIER
BOISBRIAND, QUÉBEC
J7H 0E8

PROJECT
LIB ORLÉANS
500 FAMILLE-CÔTÉ AVENUE

135, boulevard de Sainte-Adèle, Sainte-Adèle (Qc) J8B 0J4
T 450 227 1857
info@equipelaurence.ca | equipelaurence.ca

STAMP

DRAWING TITLE
PLAN VIEW
EXISTING ITEMS AND DEMOLITION

SCALE Horizontale 1:250 (0, 2.5, 5, 12.5 m)

PROJECT TEAM
S.PETRANIC, dessinateur
J.FURTADO, CPI
V.MERCIER, ing.

PREPARED BY
B.BRAY, ing.

PROJECT NO 601401
FILE C-202.dwg
C-202

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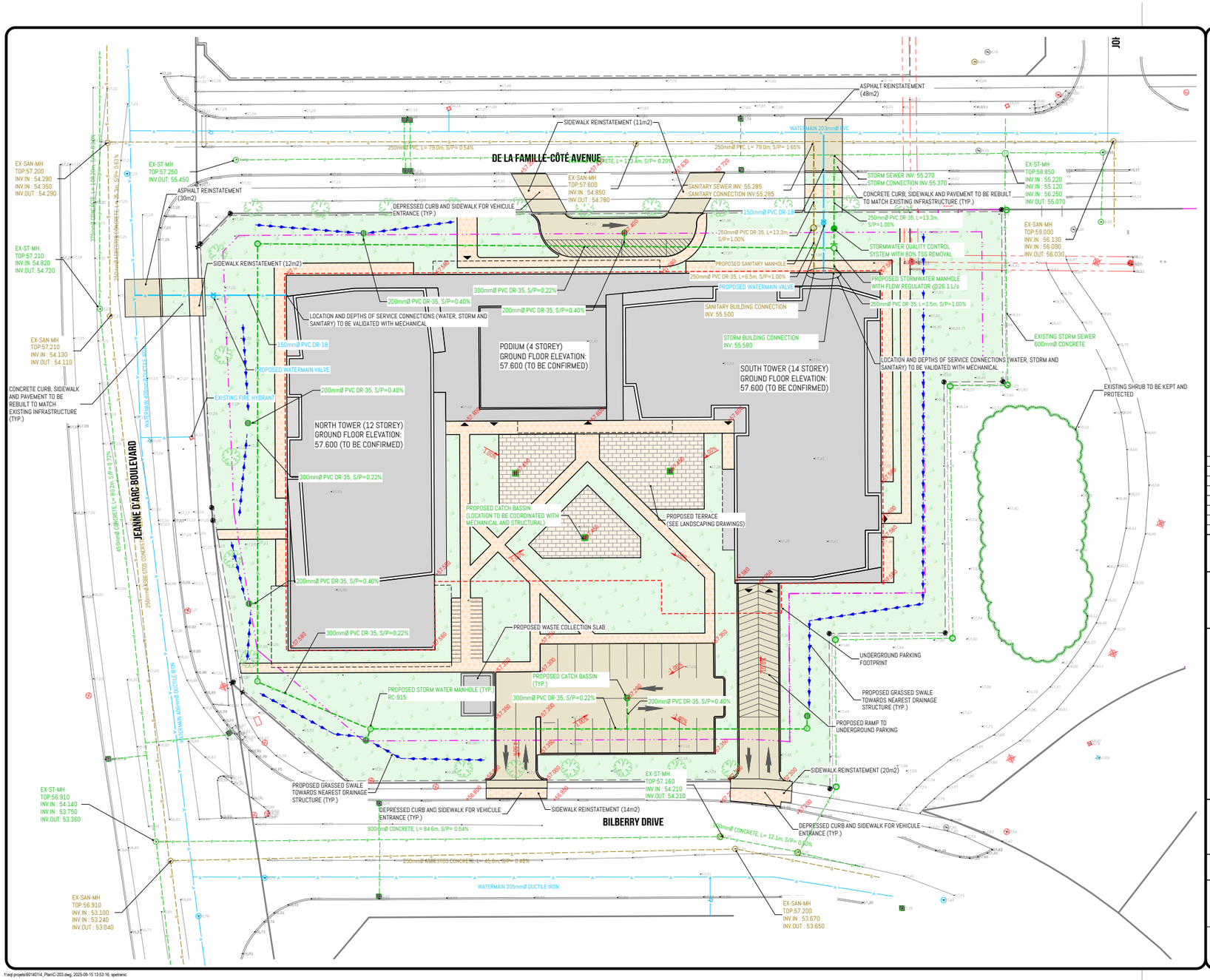
CIVIL ENGINEERING PLANS



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SITE PLAN PREPARED BY
NEUF ARCHITECT(E)S
DATE: AUGUST 09 2025

THE LOCATION, DEPTHS AND DIAMETERS OF THE SANITARY,STORM AND WATER PIPES ARE APPROXIMATE

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE
A	FOR UDRP	B.B.	2025-09-15

CLIENT
BÂTIMO DÉVELOPPEMENT INC.
SUITE 400-6485, RUE DORIS-LUSSIER
BOISBRIAND, QUÉBEC
J7H 0E8

PROJECT
LIB ORLÉANS
500 FAMILLE-CÔTÉ AVENUE

135, boulevard de Sainte-Adèle, Sainte-Adèle (Qc) J8B 0J4
T 450 227 1957
info@equipelaurence.ca | equipelaurence.ca

STAMP

DRAWING TITLE
PLAN VIEW
SITE GRADING AND DRAINAGE PLAN

SCALE Horizontale 1:250 (0 2.5 5 12.5m)

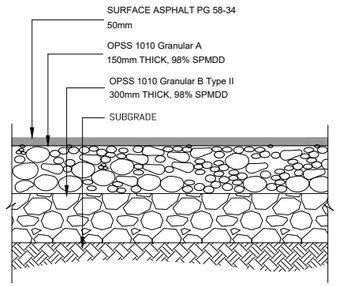
PROJECT TEAM
S.PETRANIC, dessinateur
J.FURTADO, CPI
V.MERCIER, ing.

PROJECT NO 601401

FILE C-203.dwg

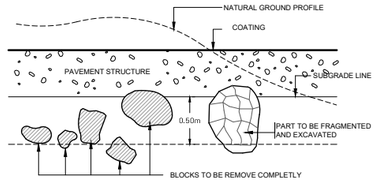
PREPARED BY
B.BRAY, ing.

C-203



PARKING AND ACCESS
FOUNDATION ASPHALT SURFACE

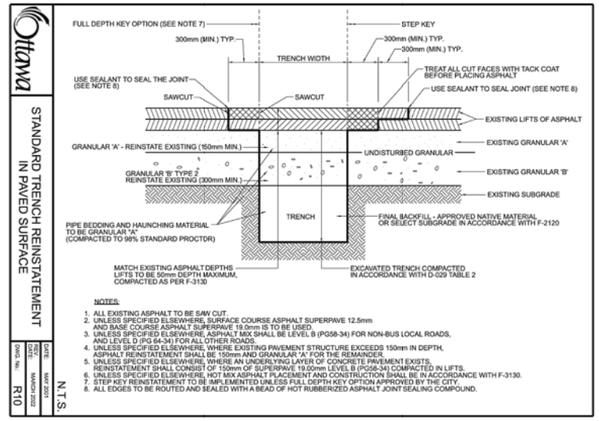
(TO BE VERIFIED BY GEOTECHNICAL ENGINEER)



NOTES:

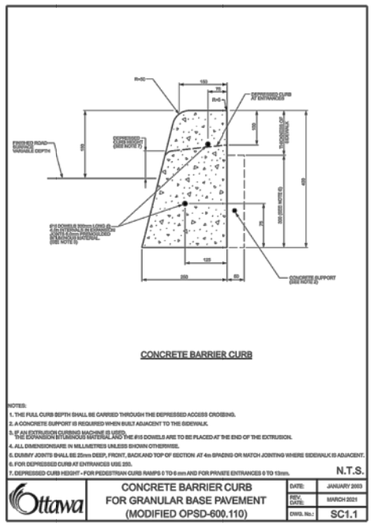
- ALL BLOCKS OVER 250mm DIAMETER PRESENT IN THE FIRST 500 mm UNDER INFRASTRUCTURE LINE MUST BE REMOVED, FRAGMENTED AND EXCAVATED TO 500 mm DEPT;
- AFTER REMOVING BLOCS, THE EXCAVATIONS HAVE TO BE RAISED TO DESIGN SUBGRADE LEVELS WITH APPROVED COMPACTABLE ON SITE SOIL.
- LIFTS OF 300mm THICK, COMPACTED AT 95% MSPDD
- AS AN ALTERNATIVE TO SUBEXCAVATION, A WOVEN GEOTEXTILE SEPARATOR, SUCH AS TERRATRACK 24-15, AMOCO 2002, MIRAFI 500XL OR EQUIVALENT, MAY BE PLACED OVER SPONGY AREAS PRIOR TO PLACING THE GRANULAR "B" SUB-BASE LAYER.

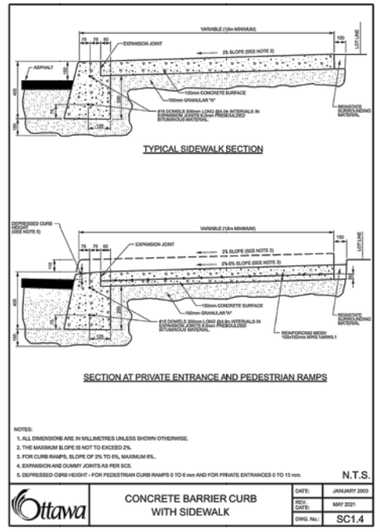
SUBGRADE PREPARATION DETAIL

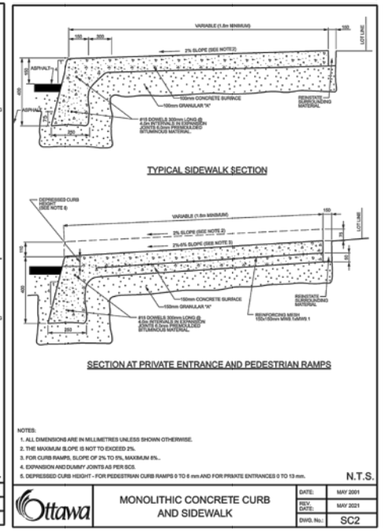


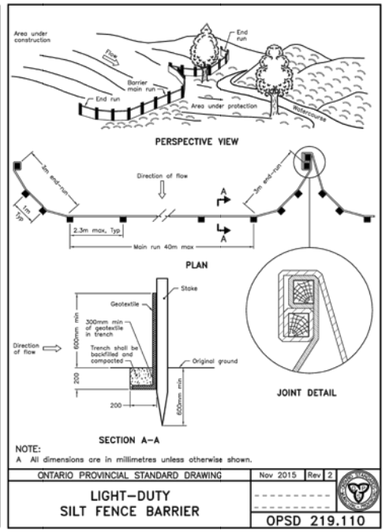
NOTES:

1. ALL EXISTING ASPHALT TO BE SAW CUT.
2. UNLESS SPECIFIED ELSEWHERE, SURFACE COURSE ASPHALT SUPERPAVE 12.5mm AND BASE COURSE ASPHALT SUPERPAVE 19.0mm IS TO BE USED.
3. UNLESS SPECIFIED ELSEWHERE, ASPHALT MIX SHALL BE LEVEL B (PG58-34) FOR NON-BUS LOCAL ROADS, AND LEVEL D (PG 64-34) FOR ALL OTHER ROADS.
4. UNLESS SPECIFIED ELSEWHERE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR "A" FOR THE REMAINDER.
5. UNLESS SPECIFIED ELSEWHERE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS, REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE 19.0/20mm LEVEL B (PG58-34) COMPACTED IN LIFTS.
6. UNLESS SPECIFIED ELSEWHERE, HOT MIX ASPHALT PLACEMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-3130.
7. STEP KEY REINSTATEMENT TO BE IMPLEMENTED UNLESS FULL DEPTH KEY OPTION APPROVED BY THE CITY.
8. ALL EDGES TO BE ROUTED AND SEALED WITH A BEAD OF HOT RUBBERIZED ASPHALT JOINT SEALING COMPOUND.









THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE
A	FOR UDRP	B.B.	2025-09-15

CLIENT
BÂTIMO DÉVELOPPEMENT INC.
SUITE 400-6485, RUE DORIS-LUSSIER
BOISBRIAND, QUÉBEC
J7H 0E8

PROJECT
LIB ORLÉANS
500 FAMILLE-CÔTÉ AVENUE

135, boulevard de Sainte-Adèle, Sainte-Adèle (Qc) J8B 0J4
T. 450 227 1957
info@equipelaurence.ca | equipelaurence.ca

STAMP

DRAWING TITLE
STANDARD SECTIONS AND DETAILS

SCALE

PROJECT TEAM	PROJECT NO
S.PETRANIC, dessinateur J.FURTADO, CPI V.MERCIER, ing.	601401 FILE C-205.dwg
PREPARED BY B.BRAY, ing.	C-205

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Wind study, civil and landscape

PROPOSED LANDSCAPE PLAN

EXISTING TREE LIST #

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	*Acer ginnala*	Amur Maple	50mm dbh	DEAD	TO BE REMOVED		In conflict with proposed parking lot entrance
2	1	*Acer ginnala*	Amur Maple	50mm dbh	GOOD	TO REMAIN		
3	1	*Acer ginnala*	Amur Maple	50mm dbh	GOOD	TO REMAIN		
4	1	*Amelanchier canadensis*	Shadblow Serviceberry	50mm dbh	POOR	TO REMAIN		
5	1	*Amelanchier canadensis*	Shadblow Serviceberry	50mm dbh	GOOD	TO BE REMOVED		In conflict with proposed parking lot entrance
6	1	*Amelanchier canadensis*	Shadblow Serviceberry	50mm dbh	GOOD	TO REMAIN		
7	1	*Acer saccharinum*	Silver Maple	450mm dbh	GOOD	TO REMAIN		
8	1	*Acer saccharinum*	Silver Maple	600mm dbh	GOOD	TO REMAIN		
9	1	*Acer saccharinum*	Silver Maple	450mm dbh	GOOD	TO REMAIN		
10	1	*Acer saccharinum*	Silver Maple	450mm dbh	GOOD	TO REMAIN		
11	1	*Acer saccharinum*	Silver Maple	550mm dbh	GOOD	TO REMAIN		
12	1	*Amelanchier canadensis*	Shadblow Serviceberry	50mm dbh	GOOD	TO REMAIN		
13	1	*Amelanchier canadensis*	Shadblow Serviceberry	50mm dbh	GOOD	TO REMAIN		
14	1	*Amelanchier canadensis*	Shadblow Serviceberry	50mm dbh	GOOD	TO REMAIN		
15	1	*Amelanchier canadensis*	Shadblow Serviceberry	50mm dbh	GOOD	TO REMAIN		
16	1	*Tilia cordata*	Little-Leaf Linden	50mm dbh	POOR	TO REMAIN		Leaf scorch
17	1	*Tilia cordata*	Little-Leaf Linden	50mm dbh	POOR	TO REMAIN		Leaf scorch
18	1	*Tilia cordata*	Little-Leaf Linden	50mm dbh	POOR	TO REMAIN		Leaf scorch
19	1	*Tilia cordata*	Little-Leaf Linden	50mm dbh	POOR	TO REMAIN		
20	1	*Gleditsia triacanthos*	Honey Locust	50mm dbh	GOOD	TO REMAIN		
21	1	*Gleditsia triacanthos*	Honey Locust	50mm dbh	POOR	TO REMAIN		
22	1	*Gleditsia triacanthos*	Honey Locust	50mm dbh	DEAD	TO REMAIN		

40 YEAR CANOPY CALCULATION:

- 8,983m² Site Limit of Work

- (8) Large Deciduous Trees Proposed (154m²ea.)
- (10)Small Deciduous Tree Proposed (7m²)
- (2) Large Coniferous Trees Proposed (79m²ea.)

- (20) Existing Trees to Remain (79m²)

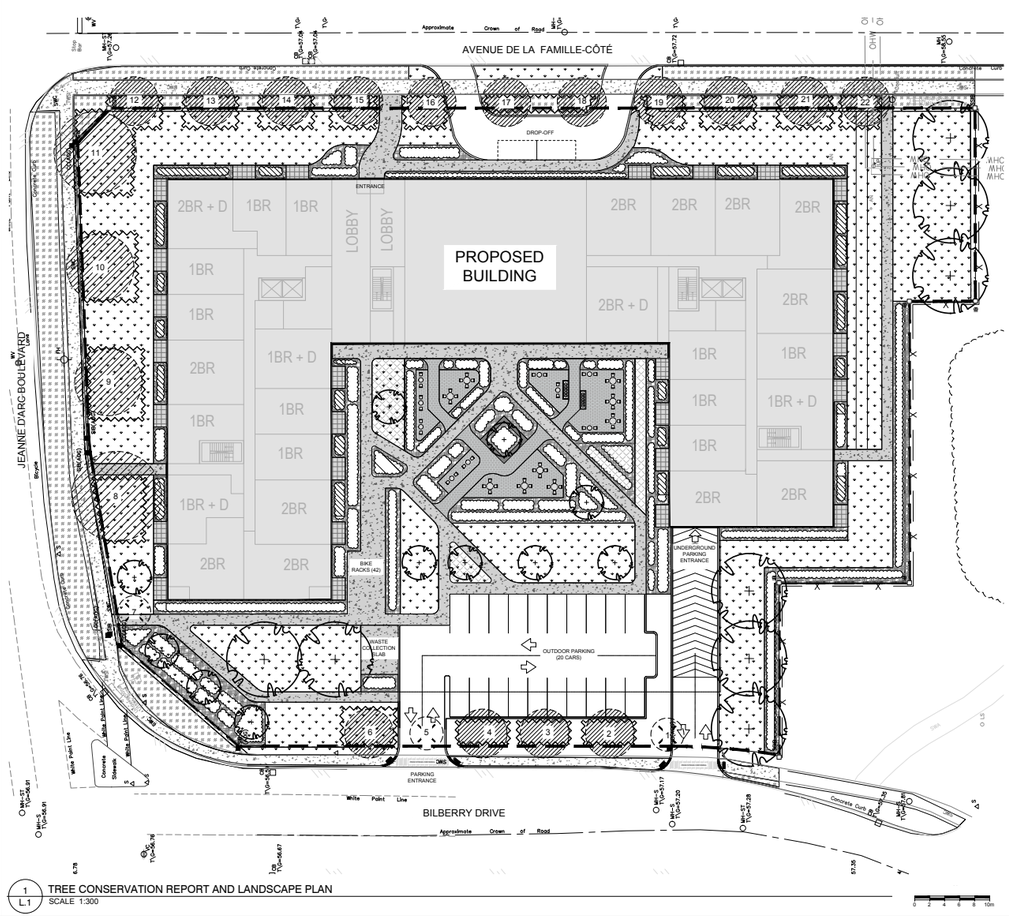
= 3,040m² canopy cover = 33.8% canopy cover

***Large deciduous tree calculated at 14m spread, Small deciduous tree calculated at 3m spread, Large coniferous trees calculated at 10m spread.**

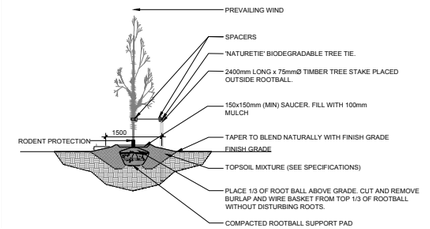
LEGAL DESCRIPTION:
BLOCK 6
REGISTERED PLAN 4M-1682
CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

GENERAL NOTES:

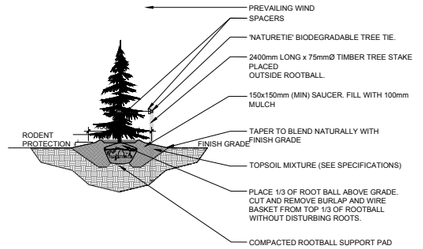
1. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
3. THE CONTRACTOR IS TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
4. THE CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
5. THE CONTRACTOR IS TO MAINTAIN A POSITIVE SURFACE RUN-OFF THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
6. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS.
7. THE CONTRACTOR IS TO IDENTIFY ALL EXISTING TREES TO REMAIN ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR IS TO STAKE THE PROPOSED LOCATION OF ALL PLANT MATERIAL IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
9. MINIMUM DISTANCES FOR SELECTED DECIDUOUS TREES ARE AS FOLLOWS:
   - 9.1. BUILDING FOUNDATIONS - 7.5M
   - 9.2. SIDEWALKS - 1.5M
   - 9.3. PUBLIC STREETS - 2.5M
   - 9.4. UNDERGROUND INFRASTRUCTURE - 2.0M
10. ALL TREES WITHIN 1M OF UNDERGROUND UTILITY TRENCHES ARE TO BE EXCAVATED BY HAND.
11. REMOVE ALL PROTECTIVE WRAPPING FROM TREE TRUNKS AFTER INSTALLATION.
12. STAKING OF TREES SHALL ONLY BE PERFORMED IF NECESSARY.
13. ENSURE THAT MULCH IS PULLED BACK A MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.



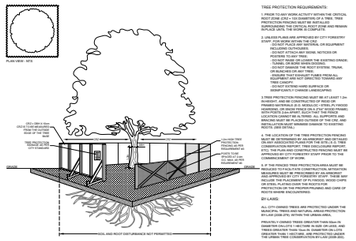
1 L.1 TREE CONSERVATION REPORT AND LANDSCAPE PLAN
SCALE 1:300



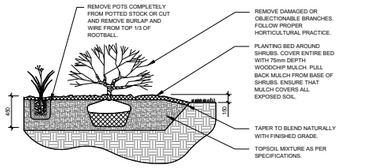
2 L.1 DECIDUOUS TREE PLANTING
SCALE: NTS



3 L.1 CONIFEROUS TREE PLANTING
SCALE: NTS



4 L.1 TREE PROTECTION FENCE
SCALE: NTS



5 L.1 SHRUB / ORNAMENTAL GRASS PLANTING
SCALE: NTS

CLIENT
emd batimo

CONSULTANTS
SURVEYORS:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

ARCHITECTS:
NEUF ARCHITECTES

ENGINEERS:

LEGEND
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS TREE
- PROPOSED LARGE CONIFEROUS TREE
- PROPOSED SHRUBS, GROUND COVER AND PERENNIALS
- EXISTING LANDSCAPED AREA
- PROPOSED SOD
- PROPOSED MULCH
- EXISTING SIDEWALK
- PROPOSED CONCRETE
- PROPOSED PRECAST CONCRETE PAVERS TYPE 1
- PROPOSED PRECAST CONCRETE PAVERS TYPE 2
- UNDERGROUND STORM AND WATER
- PROPOSED TREE PROTECTION FENCE
- PROPERTY LINE

No.	Issue	Date (dd/mm/yy)	DR	CK
2	REVISED AS PER COMMENTS	12/09/2025	CAT	JL
1	ISSUED FOR REVIEW	09/09/2025	CAT	JL

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 **Fax. 1(866) 343-3942**

PROJECT
LIB ORLEANS
500 Famille-Côté Ave, Orléans, ON K1C 2C2

DRAWING
TREE CONSERVATION REPORT AND LANDSCAPE PLAN

STAMP

SCALE: AS SHOWN

START DATE: SEPTEMBER, 2025

PROJECT NO.: 25XXX25XX

PROJECT NORTH

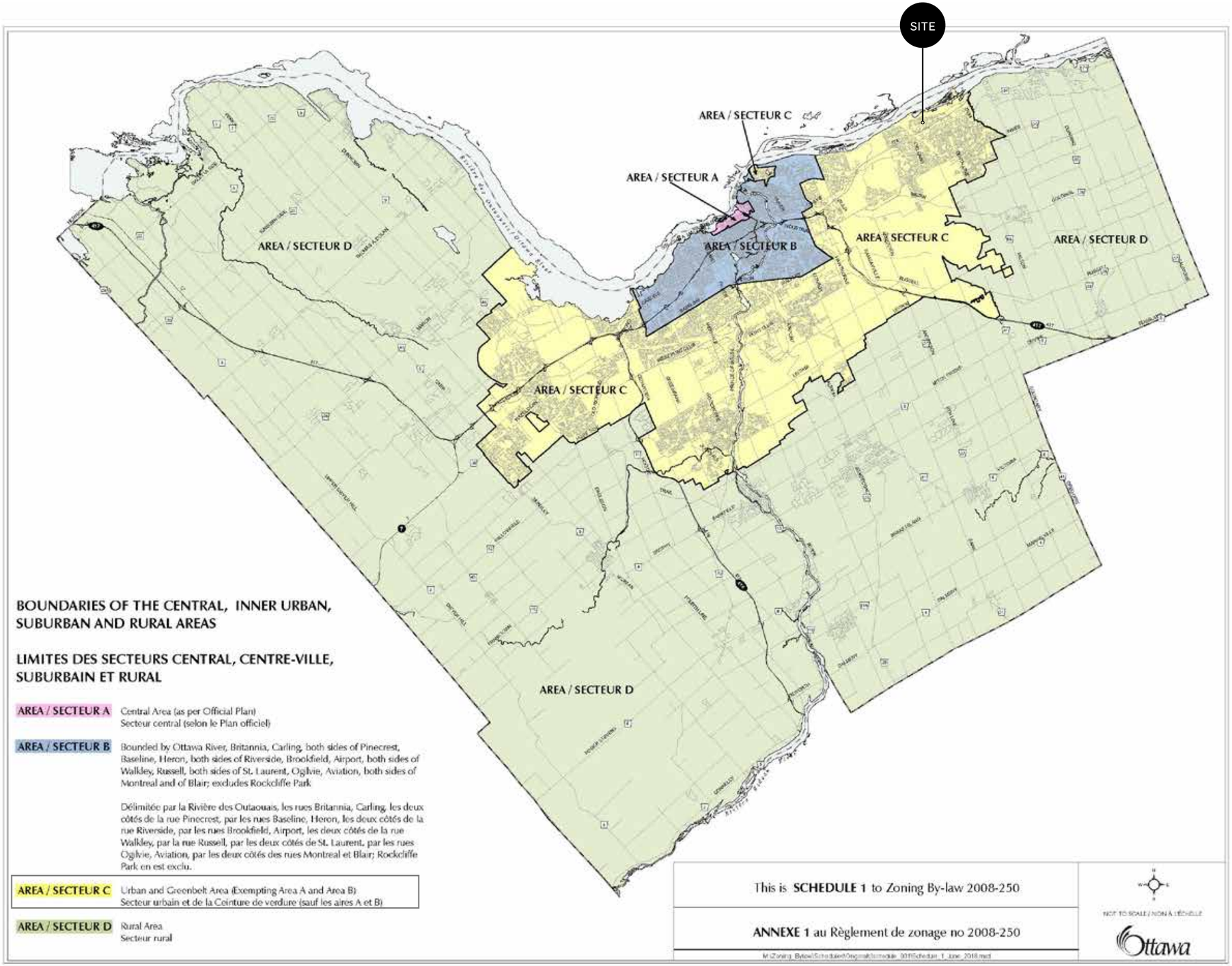
DRAWING NO.: L.1

PLOT SIZE ARCH-D

Appendix

APPENDIX

BOUNDARIES OF THE AREAS



BOUNDARIES OF THE CENTRAL, INNER URBAN, SUBURBAN AND RURAL AREAS

LIMITES DES SECTEURS CENTRAL, CENTRE-VILLE, SUBURBAIN ET RURAL

AREA / SECTEUR A Central Area (as per Official Plan)
Secteur central (selon le Plan officiel)

AREA / SECTEUR B Bounded by Ottawa River, Britannia, Carling, both sides of Pinecrest, Baseline, Heron, both sides of Riverside, Brookfield, Airport, both sides of Walkley, Russell, both sides of St. Laurent, Ogilvie, Aviation, both sides of Montreal and of Blair; excludes Rockcliffe Park

Délimitée par la Rivière des Outaouais, les rues Britannia, Carling, les deux côtés de la rue Pinecrest, par les rues Baseline, Heron, les deux côtés de la rue Riverside, par les rues Brookfield, Airport, les deux côtés de la rue Walkley, par la rue Russell, par les deux côtés de St. Laurent, par les rues Ogilvie, Aviation, par les deux côtés des rues Montreal et Blair; Rockcliffe Park en est exclu.

AREA / SECTEUR C Urban and Greenbelt Area (Exempting Area A and Area B)
Secteur urbain et de la Ceinture de verdure (sauf les aires A et B)

AREA / SECTEUR D Rural Area
Secteur rural

This is **SCHEDULE 1** to Zoning By-law 2008-250

ANNEXE 1 au Règlement de zonage no 2008-250

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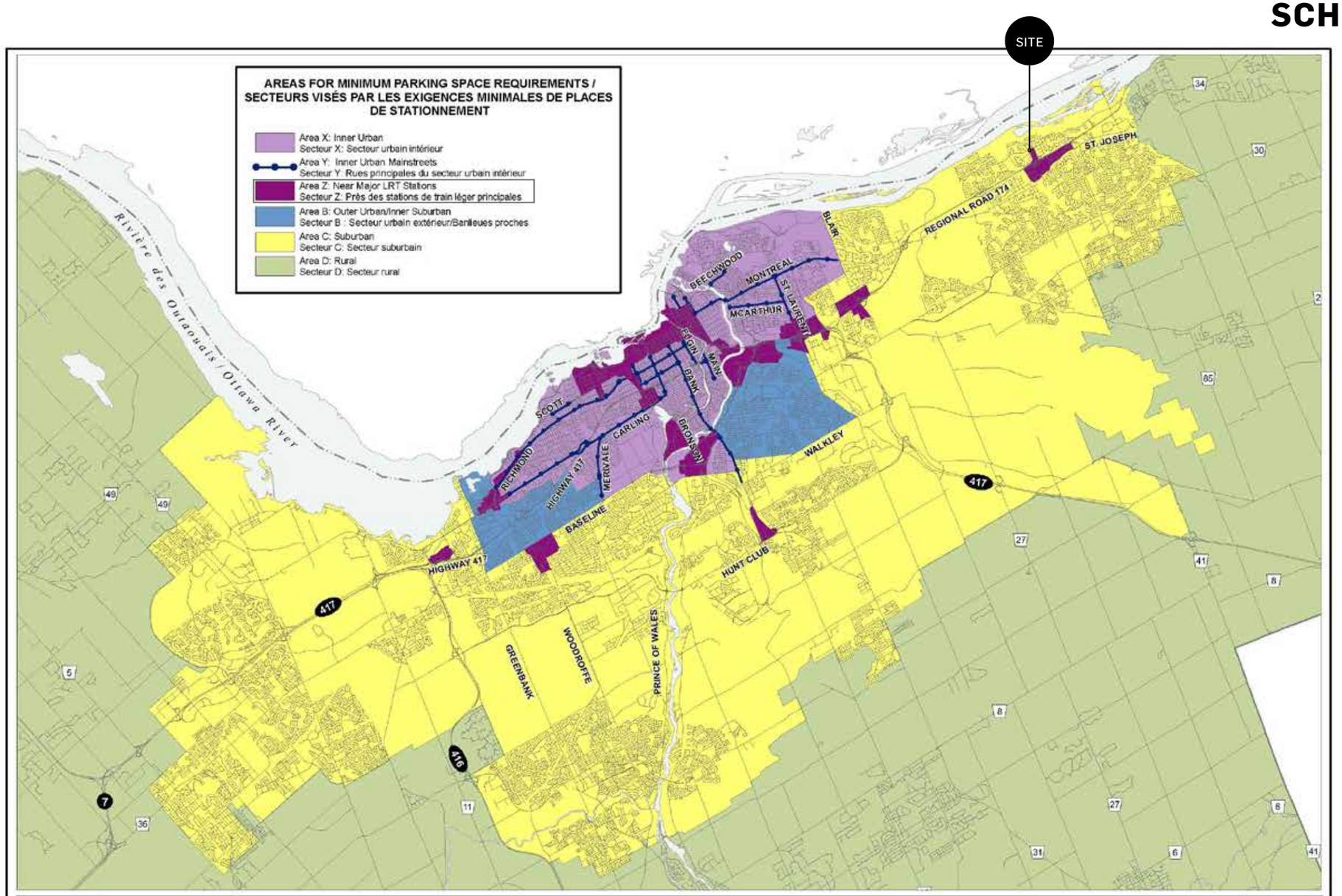
NOT TO SCALE / NON À L'ÉCHELLE

Ottawa

SCHEDULE 1A



Ottawa

D02-02-16-0002	16-0952-Y

M:\Zoning_Bylaw\Schedules

Produced by Infrastructure Services and Community Sustainability
Produit par le Services d'infrastructure et Viabilité des collectivités

This is Schedule 1A to Zoning By-law No. 2008-250
Annexe 1A au Règlement de zonage n° 2008-250

This is Attachment 1 to By-law Number 2016-249, passed July 13, 2016
Pièce jointe n° 1 du Règlement municipal n° 2016-249, adopté le 13 juillet 2016

Consult Sections 101 and 102 for minimum parking space and visitor parking space rates /
Consulter les sections 101 et 102 pour connaître les taux minimaux de places de stationnement, y compris les taux de places de stationnement pour visiteurs

All lands in the City of Ottawa not shown as Area B, C, X, Y or Z are within Area D / Les parties de la ville d'Ottawa non situées dans les secteurs B, C, X, Y ou Z se trouvent dans le secteur D.

Échelle
N.T.S.
Mètres

Scale
N.T.S.
Metres

ZONING PLAN

Property Report

Select a parcel on the map or search for an address to see a report for that property. Zoom in on the map if the property parcels are not visible.

Parcelle de propriété :

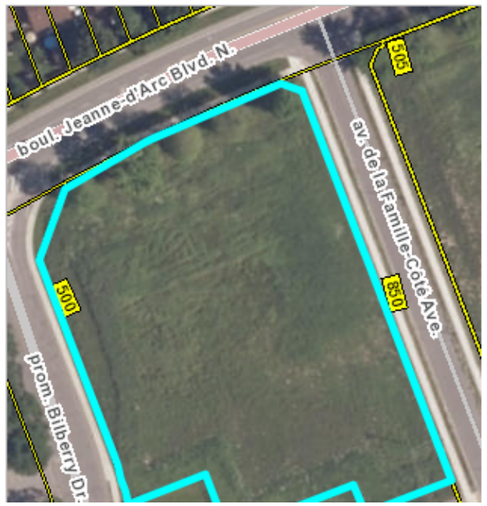
Superficie calculée de la parcelle[i]: 8948.20 m² (96317.49 pi²) (0.89 ha)

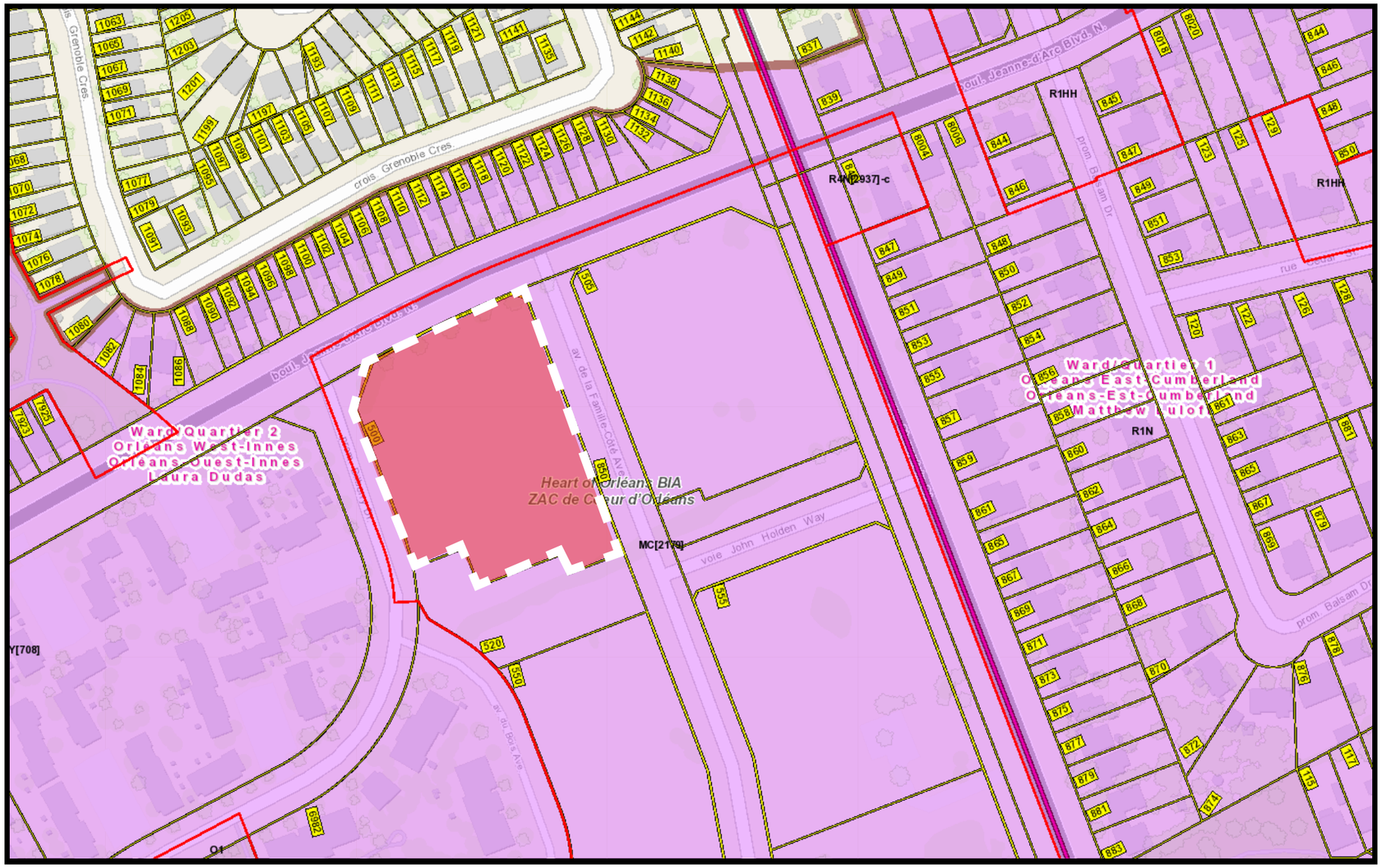
Adresse principale :
500 av de la Famille-Côté

Collecte des déchets solides :
Entrepreneur chargé de la collecte : City
Zone : 5
Jour/calendrier de collecte : FRIDAY/B
Calendrier de collecte des déchets et des matières à recycler

Information sur le quartier :
Numéro : 2
Nom du quartier : Orléans-Ouest-Innes
Nom du conseiller municipal : Laura Dudas
Pour en savoir plus sur Laura Dudas

Imprimer le rapport
Photo aérienne de la propriété





ZONING GRID - MC

Selected address: 500 Famille-Côté Ave
Ward: Ward 2, Orléans West-Innes

	Existing Zoning (By-law 2008-250)	New Zoning (By-law 2026-50) Draft 2
Zone code	MC[2179]	H2[2179]
Legend grouping	Mixed Use - Commercial Zones II	Hub Zones
Zoning overlays		

TABLE 191 - MC ZONE PROVISIONS

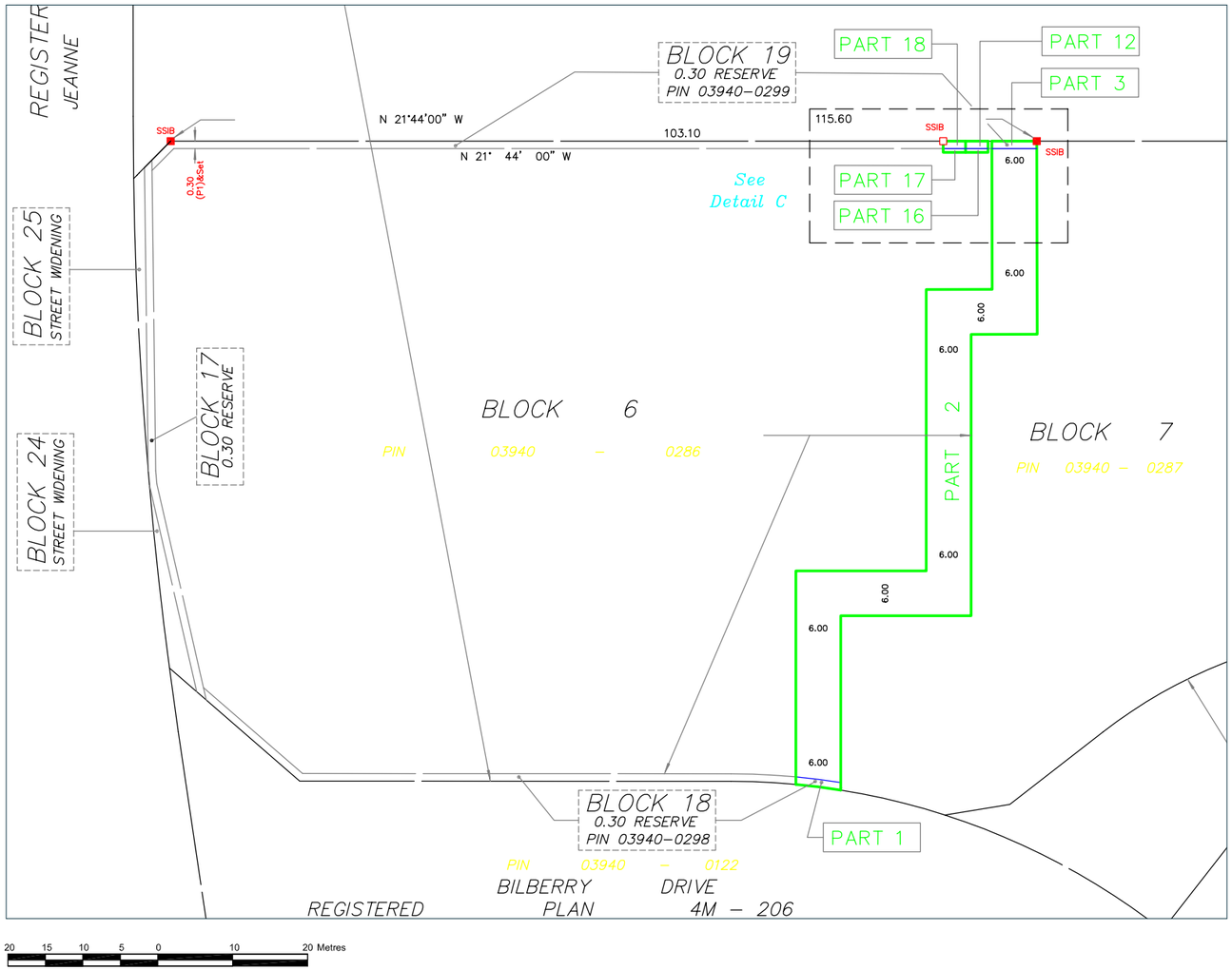
I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(d) Minimum interior side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(e) Minimum rear yard setback	(i) rear lot line abutting a lot in a residential zone	6 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(f) Maximum floor space index		No maximum; unless otherwise shown on the zoning map
(g) Minimum building height	(i) for all uses within 400 metres of a rapid transit station, other than a gas bar where it is permitted by an exception	6.7 m
	(ii) other cases	No minimum
(h) Maximum building heights	(i) in any area up to and including 20 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124)	11 m
	(ii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 residential zone (By-law 2011-124)	20 m
	(iii) in all other cases	No maximum, or as shown by the suffix “H”, on a zoning map, or specified in a subzone or exception where applicable
(i) Minimum width of landscaped area		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped

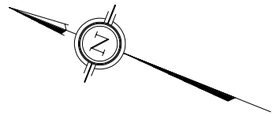
ZONING GRID - H2

Selected address: 500 Famille-Côté Ave
Ward: Ward 2, Orléans West-Innes

	Existing Zoning (By-law 2008-250)	New Zoning (By-law 2026-50) Draft 2
Zone code	MC[2179]	H2[2179]
Legend grouping	Mixed Use - Commercial Zones II	Hub Zones
Zoning overlays		

Table 902 – Hub Zone 2 Provisions		
Zoning Mechanism	**Provisions**	
(a) Minimum lot area (m²)	No minimum	
(b) Minimum lot width (m)	No minimum	
(c) Minimum front and exterior side yard setback (m)	For any part of the building greater than 15m above grade: 1.5	
(d) Minimum interior side yard setbacks (m)	(i) Where abutting lands zoned N1-N6 – Neighbourhood	3
	(ii) Where abutting a rapid transit corridor	2
	(iii) In all other cases	No minimum
(e) Minimum rear yard setback (m)	(i) When abutting lands zoned N1-N6 – Neighbourhood	6
	(ii) When abutting a rapid transit corridor	2
	(iii) In all other cases	No minimum
(f) Minimum building height (m)	(i) In Area A of Schedule A1 -- Transects:	15
	(ii) In Area B and C of Schedule A1 – Transects:	11
(h) Maximum building heights (m)	(i) For any area up to and including 30m from a lot line abutting a N1, N2, N3 or N4 zone:	No part of a building may project above a 45 degree angular plane measured from a height of 15 metres above any lot line shared with an abutting N1-N4 zoned lot
	(ii) For any area greater than 30m away from a lot line abutting a N1, N2, N3 or N4 zone, or where the lot does not abut a N1, N2, N3 or N4 zone	132, unless otherwise specified by a H suffix, schedule, or exception.

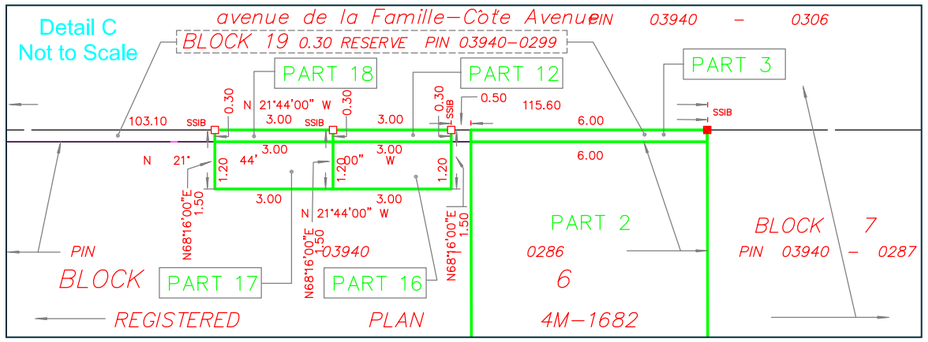


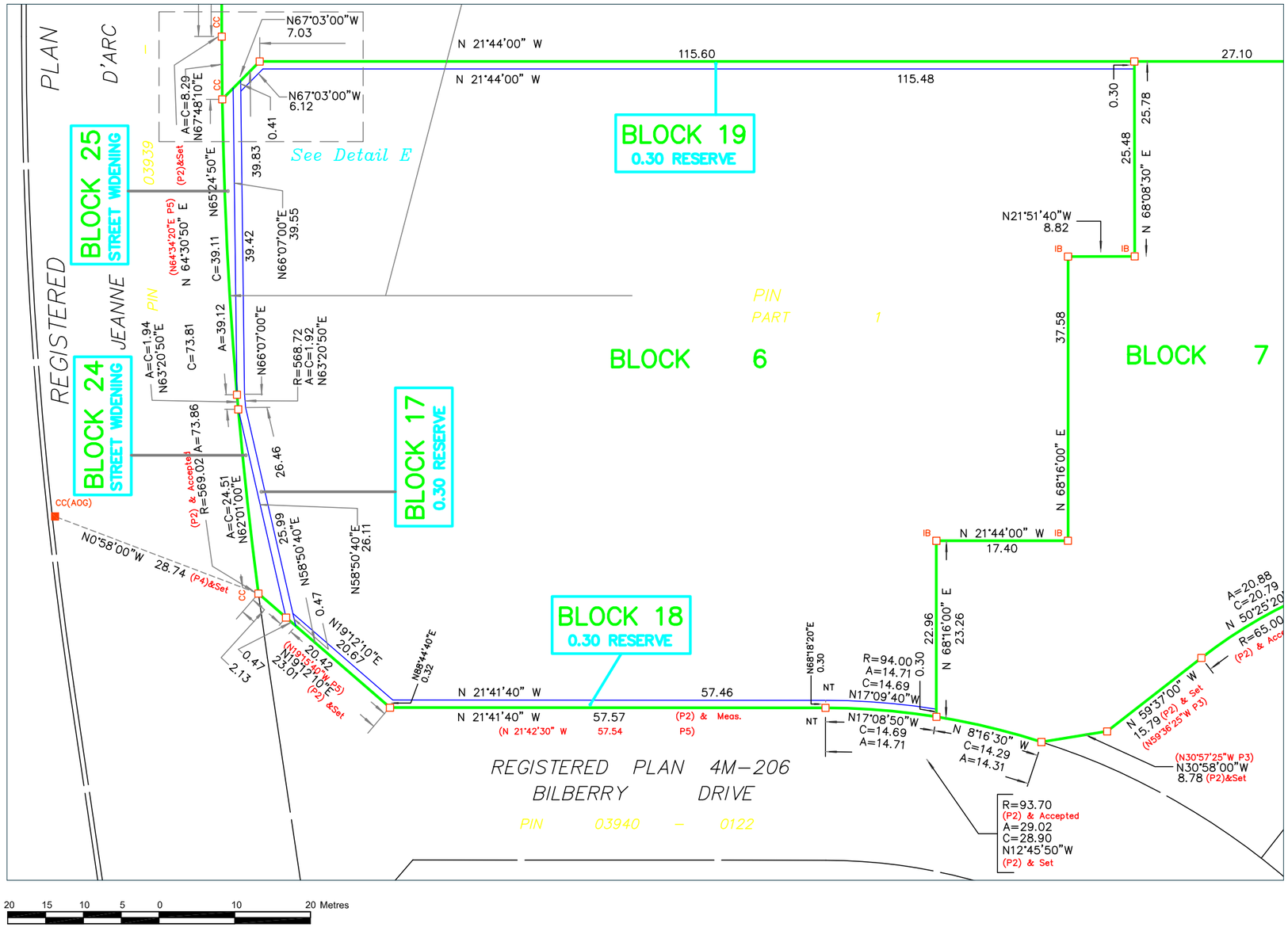


NOTES AND LEGEND

—□—	denotes	Survey Monument Planted.
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar.
SSIB	"	Short Standard Iron Bar.
CC	"	Cut Cross.
IB	"	Iron Bar.
CLF	"	Chain Link Fence
BF	"	Board Fence
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Registered Plan 4M-1682
(P2)	"	Registered Plan 4M-206
(P3)	"	Plan 4R-7075
(P4)	"	Plan 4R-7640
NT	"	Not Tangential

All found survey monuments are (AOG) unless otherwise noted.

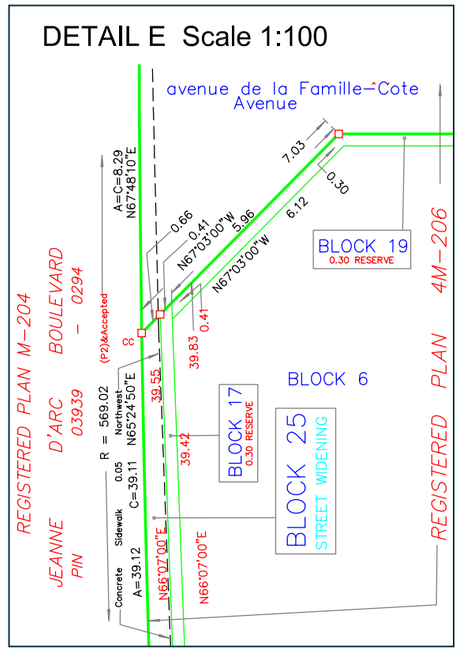




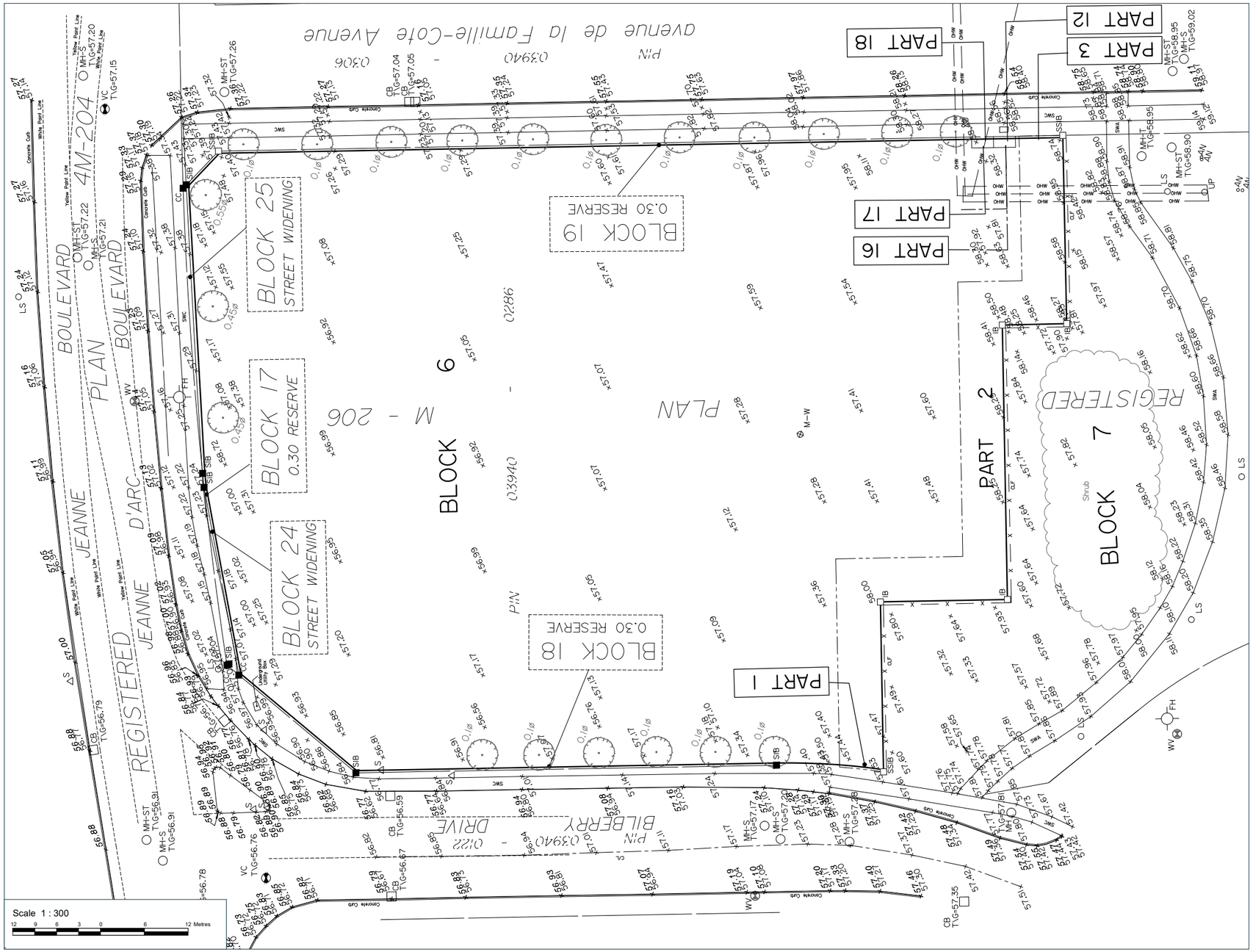
NOTES AND LEGEND

—□—	denotes	Survey Monument Planted.
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar.
SSIB	"	Short Standard Iron Bar.
CC	"	Cut Cross.
IB	"	Iron Bar.
CLF	"	Chain Link Fence
BF	"	Board Fence
SW	"	Stone Wall
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(WIT)	"	Witness
NT	"	Not Tangential
(P1)	"	Plan 4R-7075
(P2)	"	Plan 4R-16870
(P3)	"	Carleton Condominium Plan 330
(P4)	"	(AOG) Coordinate File, Reference 16497-16
(P5)	"	Registered Plan M-206

DETAIL E Scale 1:100



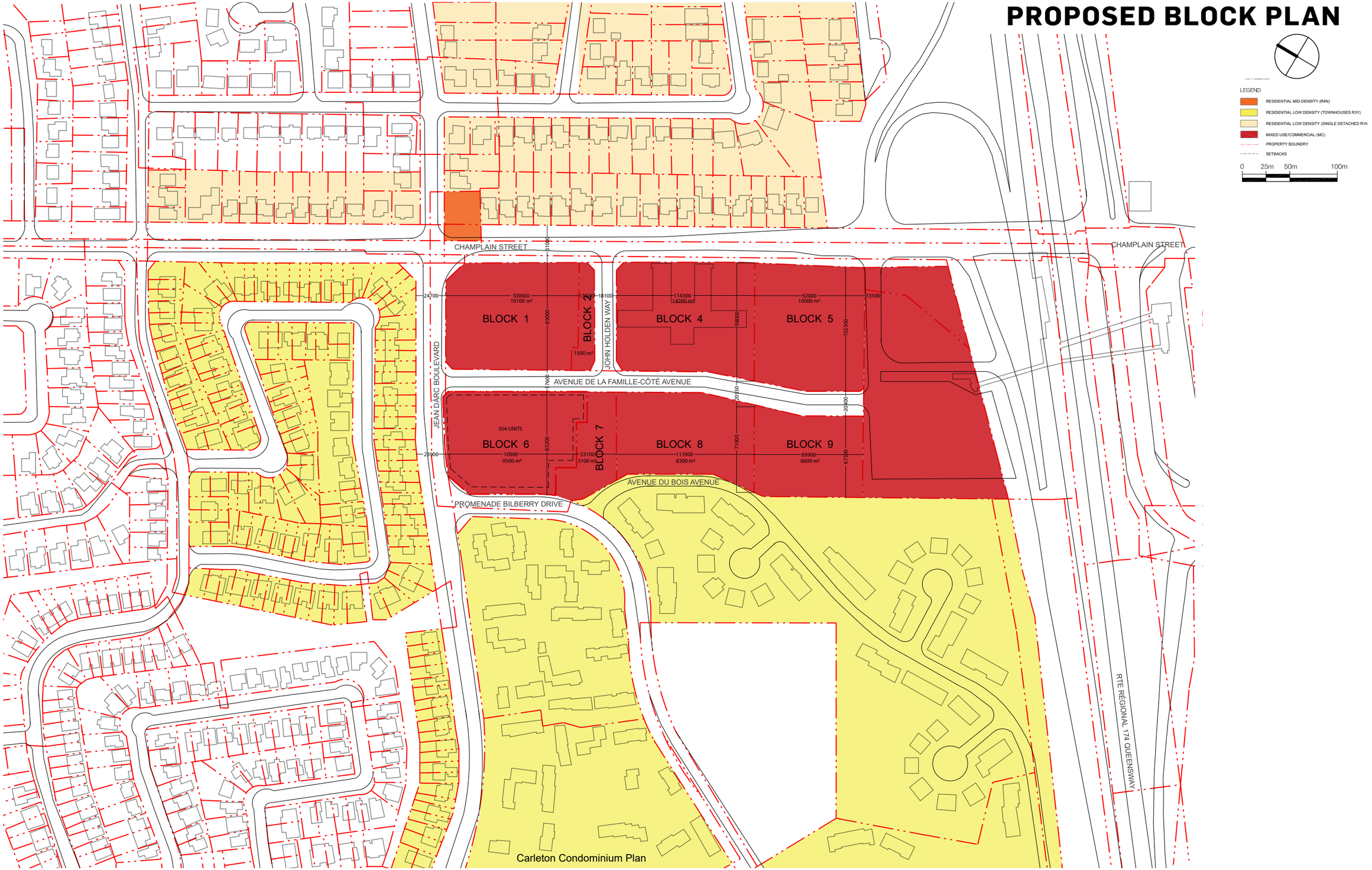
SURVEYOR PLAN | 4M-1682



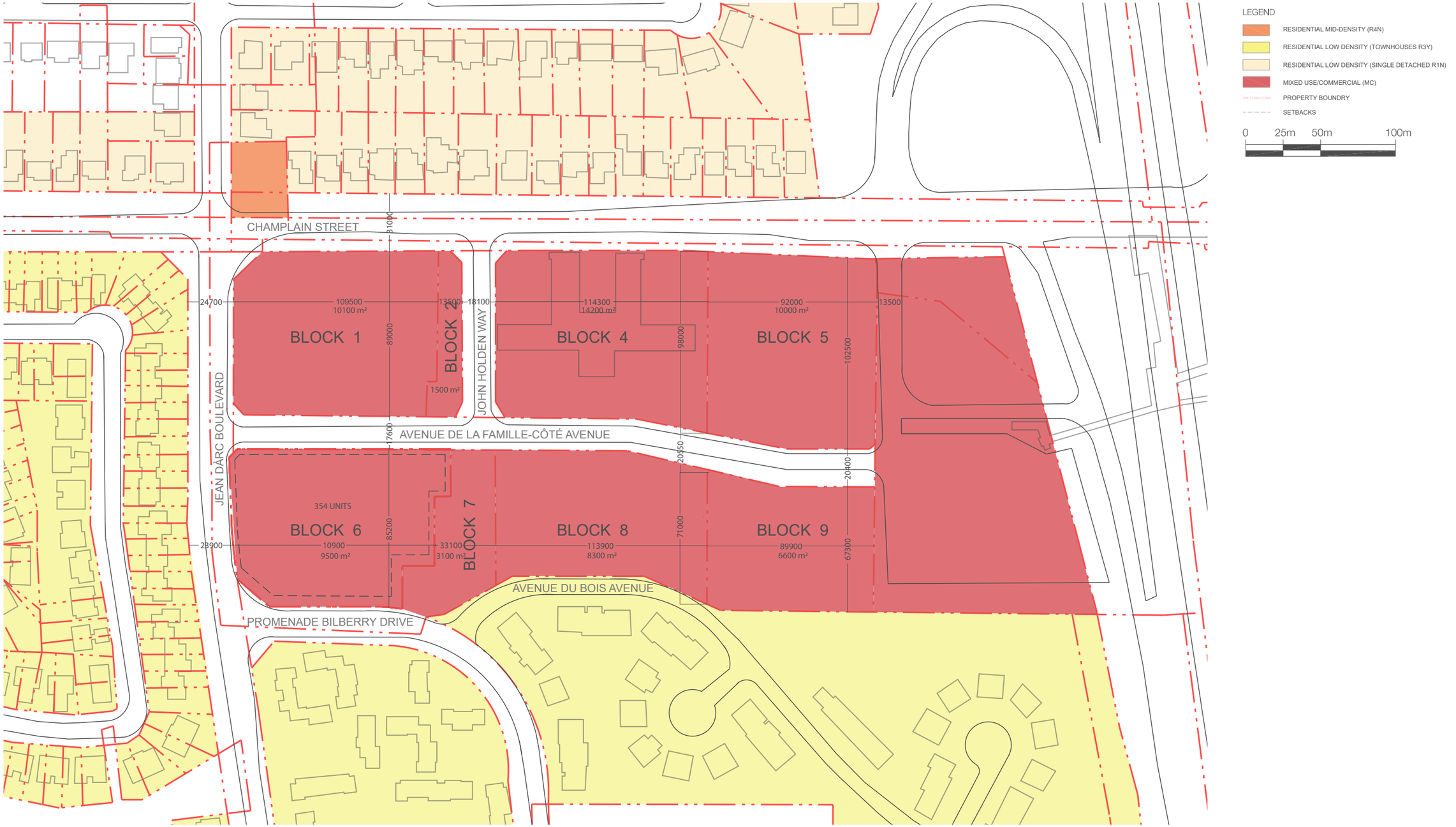
Notes & Legend

—□	=	Survey Monument Planted
—■	=	Survey Monument Found
SIB	=	Standard Iron Bar
SSIB	=	Short Standard Iron Bar
IB	=	Iron Bar
CC	=	Cut Cross
CP	=	Concrete Pin
IBø	=	Round Iron Bar
S&W	=	Spike & Washer
SSIB*	=	Short Standard Iron Bar (0.3 Long)
IB*	=	Iron Bar (0.3 Long)
IP	=	Iron Pipe
RPL	=	Rock Plug
NW	=	Nail & Washer
(WIT)	=	Witness
Meas.	=	Measured
MH-ST	=	Maintenance Hole (Storm Sewer)
MH-S	=	Maintenance Hole (Sanitary)
MH-T	=	Maintenance Hole (Traffic)
MH	=	Maintenance Hole (Unidentified)
VC	=	Valve Chamber (Watermain)
—OHW—	=	Overhead Wires
UP	=	Utility Pole
AN	=	Anchor
LS	=	Light Standard
CB	=	Catch Basin
FH	=	Fire Hydrant
WV	=	Water Valve
T/G	=	Top of Grade
S	=	Sign
CLF	=	Chain Link Fence
SWA	=	Asphalt Sidewalk
SWC	=	Concrete Sidewalk
M-W	=	Monitoring Well
Ø	=	Diameter
+ 65.00	=	Location of Elevations
+ 65.00	=	Top of Concrete Curb Elevation
C/L	=	Centreline
	=	Property Line
	=	Deciduous Tree
	=	Shrub

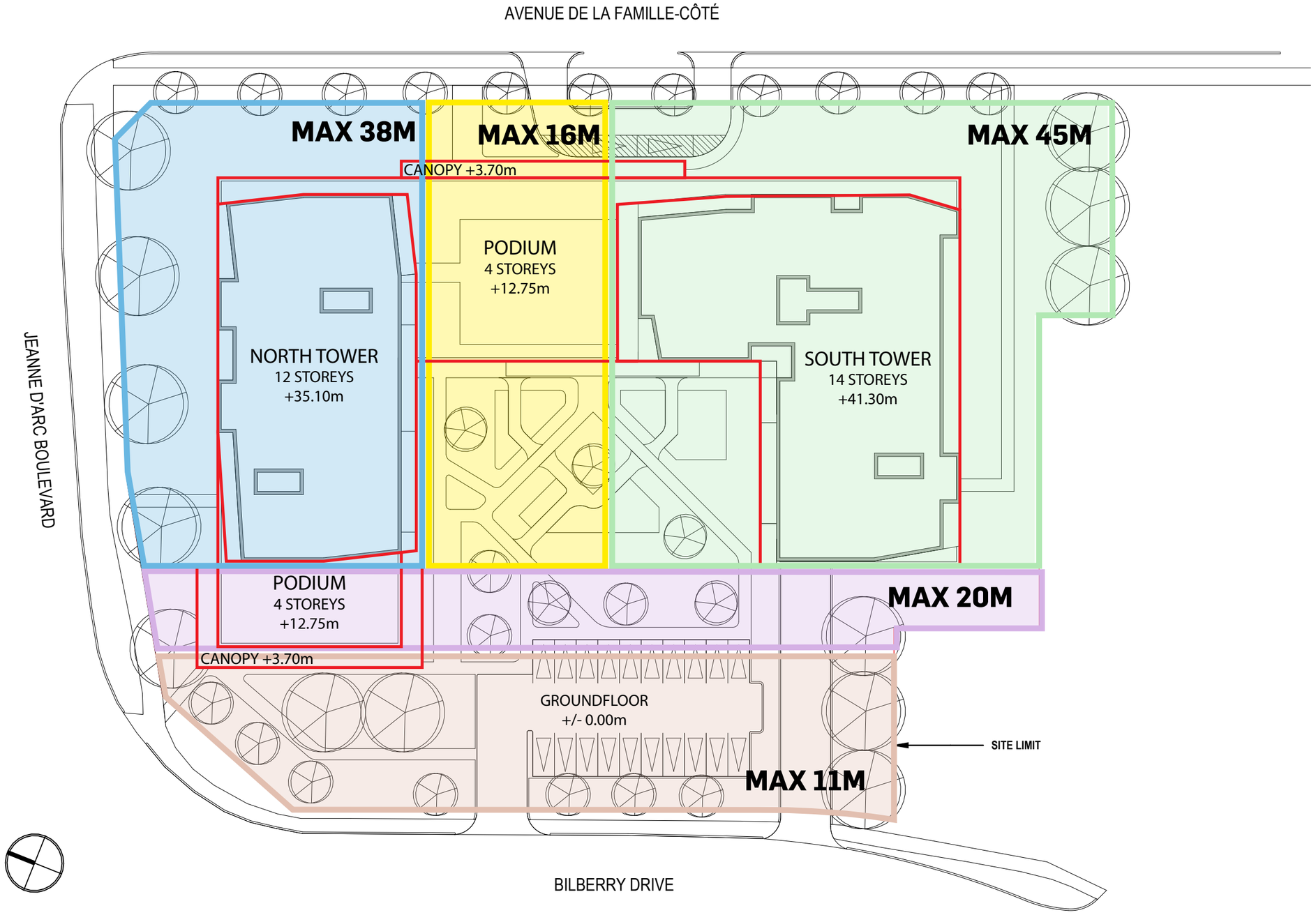
PROPOSED BLOCK PLAN



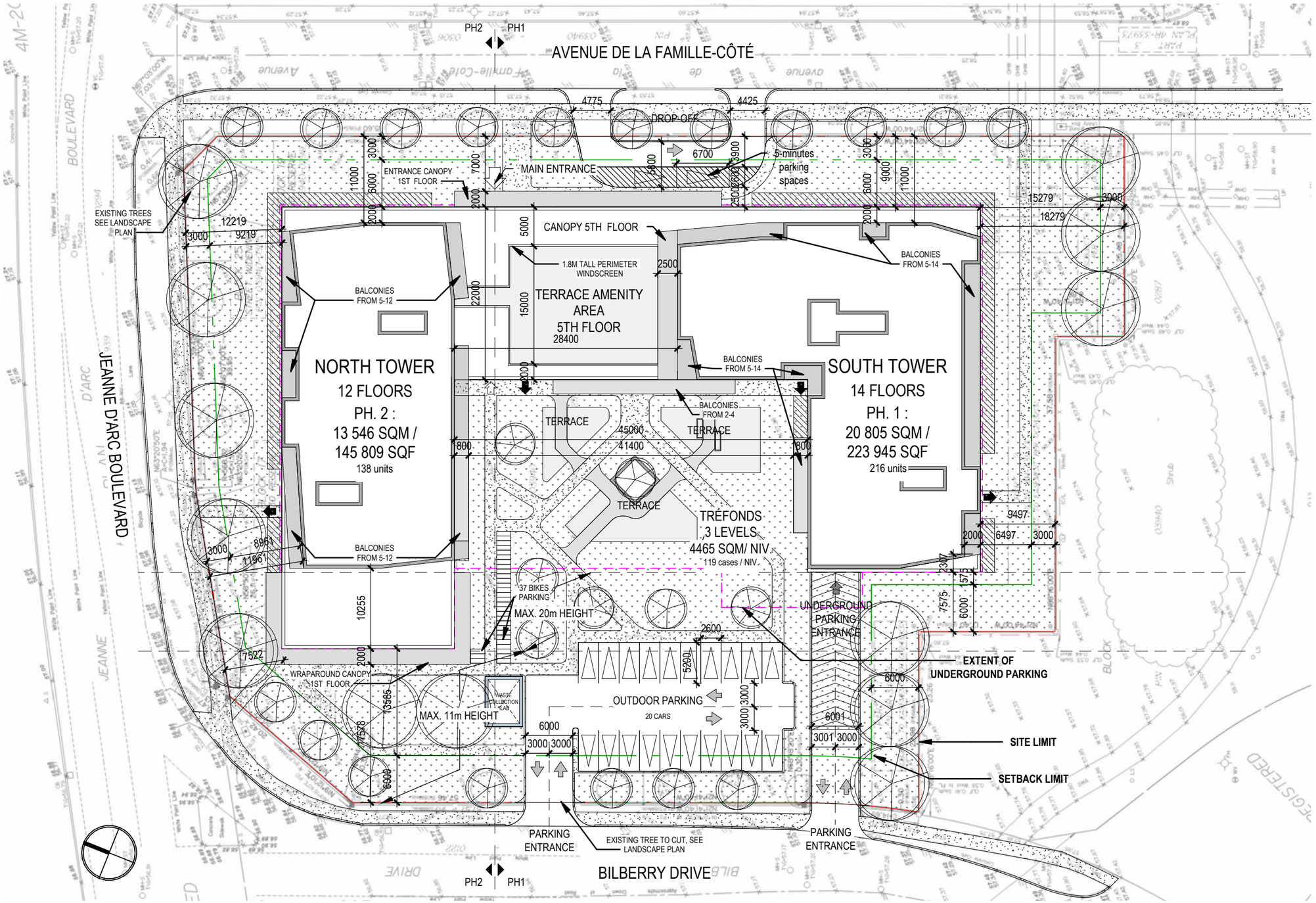
PROPOSED BLOCK PLAN (ZOOMED)



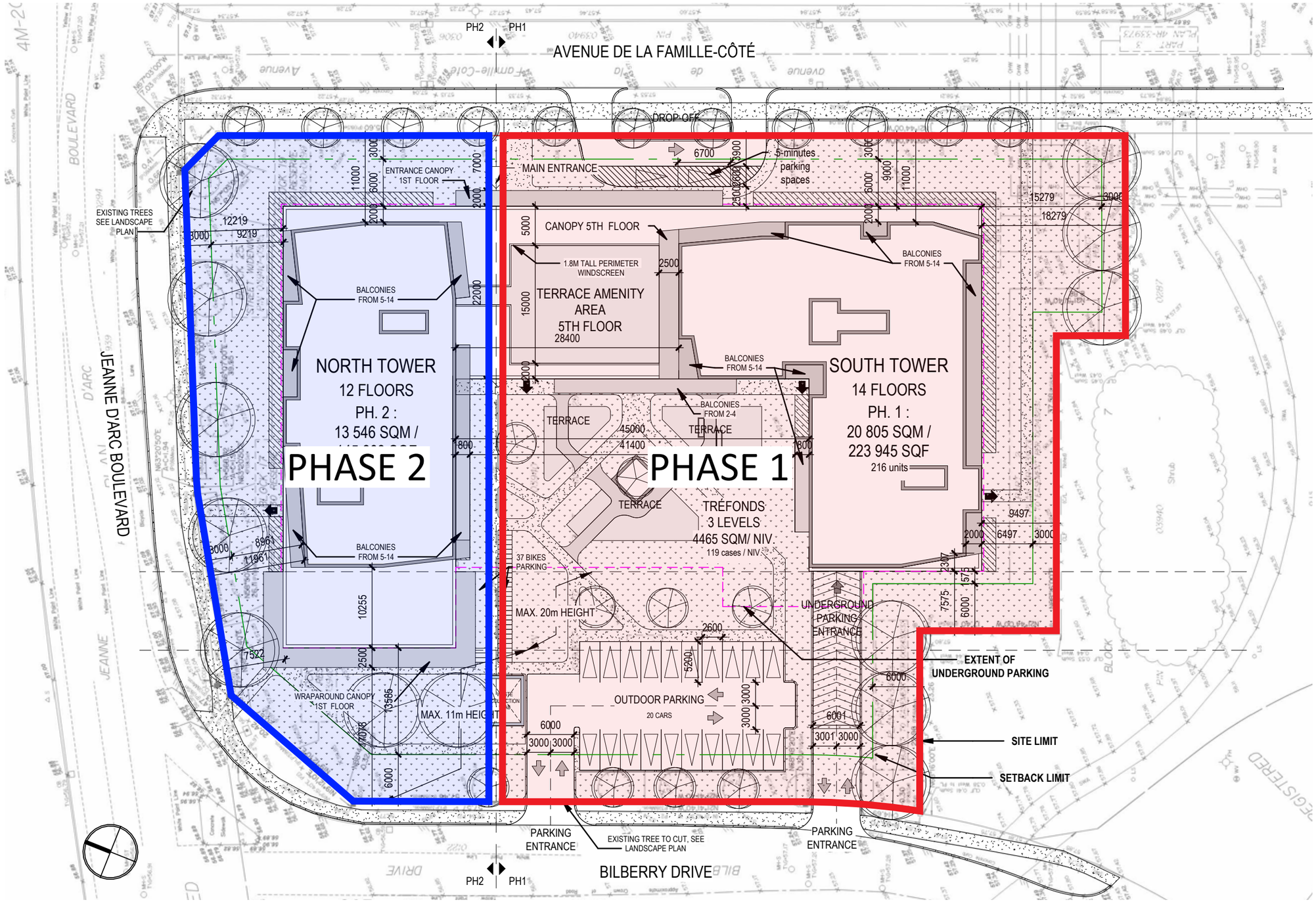
PROPOSED HEIGHT PLAN



PROPOSED SITE PLAN



PROPOSED PHASING PLAN



500 Famille-Côté Avenue, Ottawa

Response to Comments - Pre-Consultation Meeting Feedback
Site Plan Control Application (PC2024-0522)

No.	Comment	Response
1.0	Urban Design	
	General	
9	Urban Design Brief. Please see attached customized Terms of Reference to guide the preparation. Here are a few highlights: a) The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference. b) Please document design evolution.	The brief will be structured according to the headings outlined in Section 3. We have also included the design evolution — see attached document.
10	The submission of a UDRP report is a requirement for deeming the site plan control application complete. The Terms of Reference of the UDRP report can be find in this link.	Noted
11	Additional drawings and studies are required as indicated in the attached Urban Design Brief and below. These should also be checked out on the Studies and Plan Identification List (SPIL). These additional drawings and studies must be included in the Urban Design Brief since the Urban Design Brief will also serve as the UDRP submission: 1. Shadow Study 2. Wind Study 3. Grading Plan 4. Landscape Plan 5. Site Plan 6. Elevations 7. Floor Plans	Those documents are part of the resubmission
12	Comments on preliminary design: a) Ample setbacks, increased tower separation and tree planting are appreciated in this context. b)Low rise podium is appropriate in the context. c)Please examine alternate tower orientations and floorplates to ensure that micro-climate issues (wind/shadow) are mitigated on the public realm, adjacent properties and amenity areas. The large floorplate and L-Shape of the 14-storey tower is of particular concern. d)Remove the majority of the surface parking. Any remaining visitor surface parking must be well screened from the public realm. e) You may consider extending the low rise podium along the Jeanne D'arc frontage. f) Consider removing the curb cut on Famille Cote and provide layby parking/drop off instead. This will require consultation with forestry as there are street trees along this frontage. g) Integration with the park is important. Think about the ground floor programming and landscape programming in this area – individual ground terraces or POPs space for example. Please discuss the approach in the design brief. h) Detach the podium from the tower along Jeanne D'Arc to maintain the low rise character along this street.	a) All setbacks and spacing between towers respect urban planning regulations. The planting of new trees is planned (see site plan and landscape plan). b) A four-level podium (12.75 m) is planned. c) The configuration of the towers has been designed to limit wind and shade issues. Canopies and windscreens have been added to the podium. Trees planted on the groundfloor provide comfort for users. The distance between the two towers also allows for comfortable sunlight. d) A large portion of the outdoor parking spaces has been removed. Twenty parking cases on Bilberry drive and a drop-off area on Famille Coté Street remain. These spaces will be visually screened from the public street with soft landscaping." e)The low-rise podium has been extended along the Jeanne d'Arc frontage f) The parking curb along Famille Coté has been removed and the drop-off area has been positioned to preserve the existing trees. g) The landscaping has been designed to link with the park, and individual terraces are planned for the ground floor apartments. (See landscape plan) h) In order to preserve the low-rise character along Jeanne d'Arc Boulevard, the facades of the podium and the tower have been treated differently to visually distinguish them. The outdoor spaces in the podium are alcoves, while those in the tower are balconies, creating a sense of depth.

NEUF

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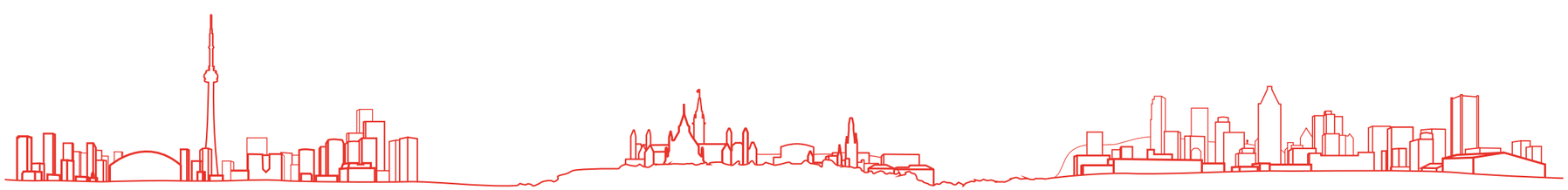

URBAN DESIGN REVIEW PANEL RECOMMENDATIONS

500 Famille-Côté Avenue, Ottawa

Response to UDRP Comments, October 3th, 2025
SPC

No.	Comment	Response
	Key Recommendations	
1.	The Panel acknowledges the overall support for the project, noting its thoughtful massing, urban presence, and contextual fit.	Acknowledged, thank you.
2.	The Panel recommends refining the relationship between the tower and podium, including the reintroduction of carved balcony forms, a reveal floor or step back, and vertical articulation to reinforce visual interest and human scale.	The fifth floor of both phases of the project has been set back, and its materiality has been modified to enhance the legibility of the towers. This setback adds a pause in the composition and improves visual perception at street level.
3.	The Panel recommends studying the stepbacks above the podium on both the Famille-Cote Avenue and Jeanne-d'Arc Boulevard frontages to improve wind conditions at grade and to create a more comfortable pedestrian environment. These stepbacks will also help distinguish the tower from its base and reinforce the human scale at grade.	The fifth floor of both phases of the project has been set back, and its materiality has been modified to enhance the legibility of the towers. This setback adds a pause in the composition and improves visual perception at street level.
4.	The Panel emphasizes the importance of a distinct and generous entry feature, ensuring the main entrance and drop-off are visually clear, pedestrian-friendly, and well-integrated with the public realm.	The main entrance was simplified to improve legibility and connection with public realm.
5.	The Panel recommends consolidating vehicular access and surface parking, improving internal circulation, and creating a continuous pedestrian loop connecting the building, open spaces, and adjacent park.	All vehicular and pedestrian access points have been revised to address the Panels recommendation. Access has been consolidated to optimize internal circulation and reduce the footprint of surface parking. A continuous pedestrian loop has been created to connect the building, open spaces, and the adjacent park. Maneuvering requirements for emergency vehicles, maintenance operations, and waste management have been carefully integrated for site functionality and safety.
6.	The Panel encourages an enriched landscape around the building, including a connected loop for resident use, to support outdoor activity and amenity access.	Additional landscaping features have been incorporated to enhance the outdoor environment including enhanced treatments at the new ramp at Jean D'Arc and Bilberry.
	Site Design & Public Realm	
7.	The Panel appreciates the project's strong urban structure and thoughtful integration of landscape areas but recommends advancing the design beyond simple lawn-and-tree conditions toward a more programmed, diverse, and resident-focused environment. Opportunities exist to incorporate native and edible gardens to create meaningful outdoor spaces suited to senior living and community activity.	Community and edible gardens, contained in mobile pots and planters, will be incorporated on the ground floor private terraces and the 4th floor podium terrace.
8.	The Panel recommends a continuous walking loop around the development should be incorporated into the plans for residents.	A continuous pedestrian loop has been incorporated into the site design.
9.	The Panel recommends consolidating parking access, particularly along Bilberry Drive, to minimize curb cuts, simplify vehicular circulation, and establish a clear hierarchy of movement between drop-off, visitor parking, and service areas. The integration of service, garbage, and emergency access should be further refined to ensure operational efficiency and minimize conflicts with pedestrian routes.	Parking access and circulation have been consolidated as recommended. The Screening and Scoping Reports include justification for the 1.12 parking ratio (below the 2026 ZBA target of 1.5). Garbage circulation and pad placement have been coordinated.
10.	The Panel advises the drop-off area and main entrance sequence should be enhanced to create a more generous and welcoming arrival experience. Suggestion is to explore a recessed or canopied entry, or a lay-by configuration, to reduce pedestrian interruption and improve comfort for residents and visitors.	The main entrance and drop-off sequence have been enhanced to improve the arrival experience with a recessed/canopied entry.

No.	Comment	Response
11.	The Panel supports the through-lobby connection between both frontages as an important urban connector. Enhancing sightlines, grade transitions, and ceiling height will strengthen permeability and transparency through the site.	The lobbies will feature generous glazing, and the common areas will be interconnected to create a strong sense of transparency and permeability. Site access points have also been redesigned to emphasize the visual connection across the lobby. A canopy will be added at the entrance to clearly signify the entry and guide the eye toward the area of permeability.
12.	The Panel suggests that the relationship of grade-related units to the public realm, and especially the adjacent park, should be reinforced through townhouse-like detailing, such as low planters, railings, and landscape walls, to create privacy, human scale, and a residential character compatible with the surrounding neighborhood.	At-grade units have been improved with townhouse-like elements including planters, landscape buffers, and private terraces.
13.	The Panel also recommends modest podium stepbacks and relief between the tower wings to enhance pedestrian experience while orienting common spaces toward the park edge to take advantage of sunlight and strengthen visual and physical connections with adjacent open spaces.	The design incorporates modest stepbacks between the podium and towers. Private terraces for ground floor units and balconies face the park edge. A pedestrian walkway is proposed to connect directly to the park block to the south.
	Sustainability	
14.	The Panel acknowledges the project's early sustainability focus and encourages deeper integration of landscape-based stormwater management, green roofs, and native, drought-tolerant plant materials to reduce long-term maintenance and environmental impact.	A low-maintenance landscape program, incorporating river rock and resilient plantings, has been integrated into the design.
15.	The Panel recommends exploring low-carbon building strategies, renewable energy opportunities, and future adaptability, including the potential integration of solar panels, and roof gardens that minimize energy consumption.	Low-carbon materials have been selected, as well as SB-10 compliance, and building envelope optimization. Solar panels and green roofs are not included in our current programming.
16.	The Panel also notes that reducing hardscaped surfaces, particularly asphalt around parking areas, will contribute to better on-site infiltration and heat island mitigation, while supporting a softer, more sustainable site character.	The southern walkway along the terraced units has been removed, connection to the park maintained, landscaping increased and hardscaping decreased.
17.	The Panel supports exploring edible and community garden opportunities, which will contribute to food security, promote resident engagement, and strengthen the project's social sustainability.	Community and edible gardens, contained in mobile pots and planters, will be incorporated on the ground floor private terraces and the 4th floor podium terrace.
	Built Form & Architecture	
18.	The Panel commends the overall massing and contextual sensitivity of the proposal but notes some of the richness and design intent from the early sketches has been lost. The Panel recommends reintroducing variation and playfulness in the façade composition. Use balcony arrangement, color differentiation, and material relief to break repetition and enhance visual interest. Consider podium-tower step-backs to reduce perceived bulk of the towers and podium and improve the ground-plane experience.	The envelope has been reviewed with consideration for facade variation, material differentiation, and tower/podium articulation.
19.	The Panel encourages further exploration on the transition between the podium and tower to articulate it more clearly. Reinstating the reveal floor, step back or a distinct intermediate element to visually lighten the tower and celebrate the podium base. Introducing vertical masonry elements in the podium to strengthen rhythm and improve the relationship with the street and adjacent low-rise context.	The podium-tower transition has been reviewed, with additional treatment to articulate the podium.
20.	The Panel suggests simplifying or lightening the podium top and tower cap as they appear visually heavy, to create a more balanced and elegant termination of the building form.	The horizontal band on the 3rd floor has been adjusted for consistency.

No.	Comment	Response
21.	The Panel also notes the importance of generous ceiling heights in key interior common spaces. The proposed 3.6-metre height may be insufficient; increasing it to a two-storey volume would significantly enhance the sense of openness and transparency, particularly where common spaces front onto public areas or courtyards.	We acknowledge the Panel's feedback regarding ceiling heights. Although a two-storey ceiling is not feasible, we are enhancing the lobby entrance to create a visually engaging and open experience.
22.	The Panel encourages careful material selection to achieve warm, tactile finishes. Consider using vertical metal pickets, textured masonry, and limited glazing reflectivity to enhance durability and human-scale character.	Materials have been carefully selected for durability, with brick, glass, and metal finishes at the podium and concrete panels on the upper tower. Glass reflectance has been addressed in compliance with Bird-Safe Design guidelines. Balcony railings will exclude pickets. The option of introducing vertical elements at the podium level facing the street remains under review. 1.8 metre tall wind barrier has been incorporated.
23.	The Panel encourages strengthening the relationship of unit balconies and amenity spaces to the park and public realm, ensuring that internal-external connections and views reinforce a livable, contextually sensitive development.	The wind study concluded that the grade-level terraces will be comfortable as-is, while a 1.8 m tall wind screen will be installed along the perimeter of the Level 5 terrace for user comfort.