

SITE INFORMATION

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SITE AREA	8847 m ²		
PHASE 1 - SOUTH TOWER	5 905 m ²		
PHASE 2 - NORTH TOWER	2 942 m ²		
HEIGHT	Roof Mechanical		
PHASE 1 - SOUTH TOWER	40.947 m 43.792 m		
PHASE 2 - NORTH TOWER	38.106 m 37.691 m		
SETBACKS PROVIDED			
NORTH	SOUTH	EAST	WEST
3m	3m	3m	6m
REDEVELOPMENT STATISTICS			
RESIDENTIAL UNITS			
Apartment phase 1	7 bedrooms + D: 127	226	
	2 bedrooms + D: 77		
Apartment phase 2	7 bedrooms + D: 27	128	
	2 bedrooms + D: 29		
Apartment total	7 bedrooms + D: 154	354	
	2 bedrooms + D: 103		
	2 bedrooms + D: 25		
GROSS LEASABLE FLOOR AREA (m²)			
OLFA phase 1	15 918 m ²		
OLFA phase 2	10 843 m ²		
OLFA total	26 761 m ²		
PROPOSED GFA		m²	OVERGROUND
GROUND phase 1	18 822	18 822	
GFA phase 1	16 238		
GFA phase 2	12 375		
GFA phase 2	10 842		
GROSS total	31 197		
GFA total	28 960		
TOTAL BUILDING AREA m²			
Phase 1	28 191		
Phase 2	17 500		
Total building (basement incl.)	45 741		
PARKING		Required	Provided
Phase 1	257	143	
Phase 2	257	406	
Total parking	514	549	
Motor stalls (included)	36	46	
Handicap stalls Type A (included)	3	3	
Handicap stalls Type B (included)	4	4	
Total bicycle parking	177	180	
AMENITY AREA		Required (m ²)	Provided (m ²)
ZONING BY-LAW SECTION 137	2 124	1 062	3 121
MINIMUM FOR APARTMENT DWELLING - 6 m ² /UNIT			
50% OF THE GFA OF EACH FLOORING UNITS			
MINIMUM 50% COMMUNAL			
COMMON AMENITY AREA - 5.5m ²			
GF Resident Common Interior Amenity Area	390		
GF Resident Common Exterior Amenity Area	2 411		
GF Private Terrace	738		
2nd to 3rd Floor - Private Balconies	256		
4th Floor - Private Balconies	280		
5th Floor - Private Balconies	280		
6th Floor - Common Terrace	280		
6th to 12th Floor - Private Balconies	273		
13th to 14th Floor - Private Balconies	151		
TOTAL AMENITY AREA	7 159		
TOTAL PRIVATE AMENITY AREA	3 981		
TOTAL COMMUNAL AMENITY AREA	3 178		
LOT COVERAGE		8.847	
Proposed building area	3 545		
Proposed building area Percentage	39%		
LANDSCAPED SURFACES			
SOB Landscaping	3 175		
Total landscaping	4 663		
Percentage	53%		
TOTAL BUILDING AREA	45 741		
PROPOSED RATIO	5.1		

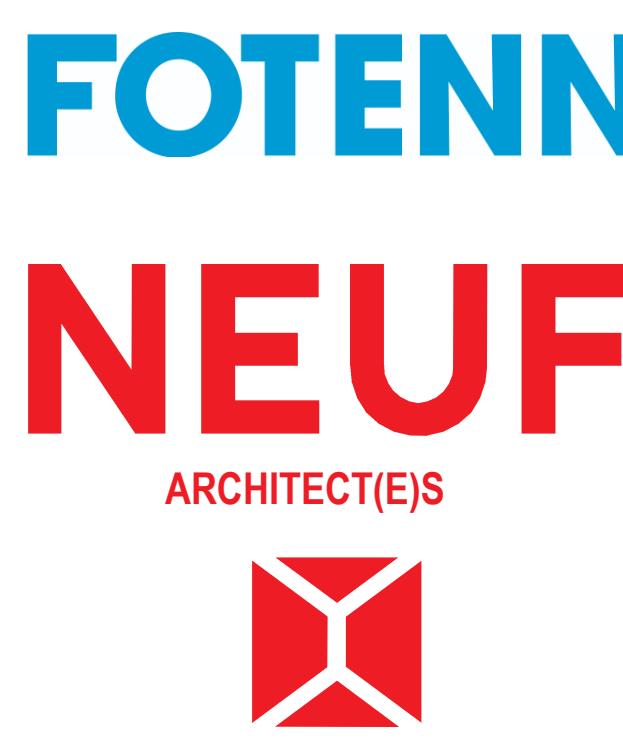
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 - All dimensions which appear on the documents must be verified by the contractor prior to commencement of work.
 - The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.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

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Project
LIB ORLEANS

Location
 500 Famille Côté Ave.,
 Orléans, ON

Project No.
 13521

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

Preliminary
 DO NOT USE FOR
 CONSTRUCTION

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

Checked by
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 Scale
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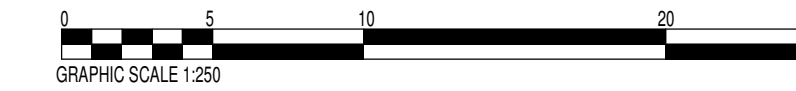
SITE PLAN

Revision
A

Dwg Number
A101

GRAPHIC LEGEND

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



SITE PLAN

1:250

1 A101

