

NO	DESCRIPTION	DATE
1	FOR COORDINATION	2022-04-14
2	FOR COORDINATION	2022-04-14
3	FOR COORDINATION	2022-04-14
4	FOR COORDINATION	2022-04-14
5	FOR COORDINATION	2022-04-14

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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FOR COORDINATION DO NOT USE FOR CONSTRUCTION
2022-04-14

DATE	DESIGNED	CHECKED	PM
2022-04-14	PP		
		PP	
			PM

SITE PLAN

LOT NUMBER	AREAS (M2)	LOT NUMBER	AREAS (M2)
B01-1	376	B07-1	444
B01-2	176	B07-2	182
B01-3	176	B07-3	182
B01-4	181	B07-4	182
B01-5	181	B07-5	182
B01-6	176	B07-6	552
B01-7	176	B08-1	523
B01-8	286	B08-2	174
B02-1	281	B08-3	184
B02-2	176	B08-4	184
B02-3	184	B08-5	174
B02-4	184	B08-6	234
B02-5	174	B09-1	234
B02-6	233	B09-2	174
B03-1	250	B09-3	184
B03-2	182	B09-4	184
B03-3	182	B09-5	174
B03-4	182	B09-6	234
B03-5	182	B10-1	234
B03-6	250	B10-2	174
B04-1	233	B10-3	184
B04-2	174	B10-4	184
B04-3	184	B10-5	174
B04-4	174	B10-6	487
B04-5	280	B11-1	748
B05-1	387	B11-2	286
B05-2	174	B11-3	265
B05-3	184	B11-4	246
B05-4	184	B11-5	242
B05-5	174	B11-6	242
B05-6	233	B11-7	321
B06-1	233	B12	240
B06-2	174	B13	1,410
B06-3	184	B14	5,745
B06-4	174	B15	5,411
B06-5	184	B16	7,485
B06-6	174	B17	741
B06-7	399	B18	5,325

SITE PLAN LEGEND

	EXISTING BUILDING		LOT LINE
	NEW BUILDING		SETBACKS
	NEW BUILDING WITH COMMERCIAL SPACE AT-GRADE		NEW TREE
	GRASS		FIREWALL
	ASPHALT		SIDEWALK

SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
	04756 - 0303
	04756 - 0315
	04756 - 0316
	04756 - 1337

ZONING GM(2546) H(14.5)

SITE AREA

TOTAL SITE AREA:	~53,441.14 m ² (5.34ha)
TOTAL DEVELOPABLE AREA:	~45,956.28 m ² (4.59ha)
NET SITE AREA:	~38,956.28 m ² (3.89ha)

UNITS

TOWNHOUSES:	69 UNITS
BLOCK 01:	
1 X RESIDENTIAL APARTMENT BUILDING	48 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~929 m ²
BLOCK 02:	
1 X RESIDENTIAL APARTMENT BUILDING	47 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~929 m ²
BLOCK 03:	
2 X RESIDENTIAL APARTMENT BUILDING	96 UNITS
TOTAL NUMBER OF UNITS:	332 UNITS
TOTAL COMMERCIAL SPACES:	~1,858 m ²

	REQUIRED	PROVIDED
MAXIMUM DENSITY	NO MAX.	85.3 units/net ha
MINIMUM LOT WIDTH	NO MIN.	5.8 m
MINIMUM LOT AREA	NO MIN.	174 m ²
MAXIMUM BUILDING HEIGHT	14.5 m	14.5 m

SETBACKS

MINIMUM FRONT YARD:	3 m	3 m
MINIMUM CORNER SIDE YARD:	3 m	3 m
MINIMUM INTERIOR SIDE YARD:		
NON-RESIDENTIAL OR MIXED-USE:	5 m	5 m
LOW-RISE RESIDENTIAL :	1.2 m	1.2 m
MID-RISE RESIDENTIAL :	3 m	3 m
MINIMUM REAR YARD:		
ABUTTING A STREET:	3 m	3 m
FROM A RESIDENTIAL ZONE:	7.5 m	7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m

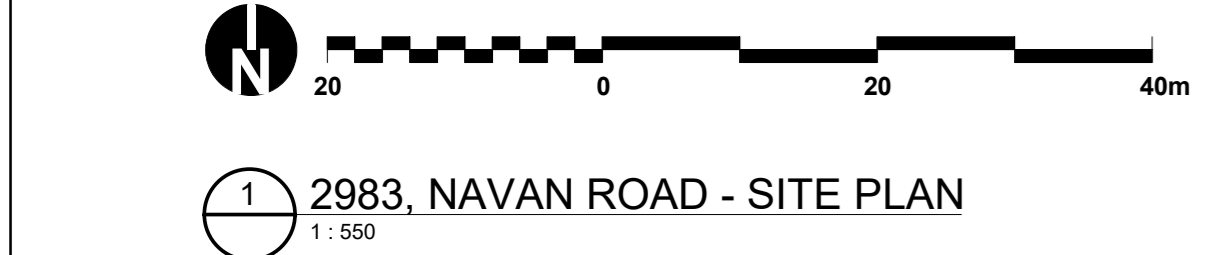
PARKING RATES

R9 - TOWNHOUSES:	1 p/unit = 69	69 (GARAGES)
VISITOR:	0	69 DRIVE AISLES
BLOCK 14:		
R12 - APARTEMENTS	1.2 p/unit = 101	101 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	17 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 32	32 (EXTERIOR)
TOTAL:		150
BLOCK 15:		
R12 - APARTEMENTS	1.2 p/unit = 100	100 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	17 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 32	32 (EXTERIOR)
TOTAL:		150
BLOCK 18:		
R12 - APARTEMENTS	1.2 p/unit = 116	145 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	17 (8 EXT. + 12 UND.)
TOTAL:		162

GROSS FLOOR AREA

TOWNHOUSE A:	267 m ²
TOWNHOUSE B:	239 m ²
TOWNHOUSE C:	232 m ²
TOWNHOUSE C (CORNER UNIT):	236 m ²
TOWNHOUSE D:	225 m ²
TOTAL MODEL 01 (ABBBBBA)	1,968 m ²
TOTAL MODEL 02 (ABBBBBA)	1,729 m ²
TOTAL MODEL 03 (ABBBBA)	1,490 m ²
TOTAL MODEL 04 (CDCCDC)	1,611 m ²
TOTAL MODEL 05 (CDCCDC)	1,386 m ²
TOTAL MODEL 06 (CDCCDC)	1,154 m ²
MIXED USE BUILDING (TOTAL OF 2 BUILDINGS):	TOTAL: 4,130 m²
RESIDENTIAL:	3,201 m ²
COMMERCIAL:	929 m ²
RESIDENTIAL APARTMENT BUILDING (TOTAL OF 4 BUILDINGS) :	TOTAL: 4,130 m²
RESIDENTIAL:	4,130 m ²

- NOTE**
1. ASSUMES TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.
 2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY, SURVEYED STANTEC GEOMATICS LTD.
 3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



2983, NAVAN ROAD - SITE PLAN
1:500

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