

20054

NAVAN DEVELOPMENT - BLOCK 17

TITLE PAGE

A001	TITLE PAGE
A100	SITE PLAN - GLOBAL
A101	SITE PLAN - BLOCK 17
A201	LEVEL U1
A202	GROUND FLOOR BUILDINGS E & F
A203	2ND TO 4TH FLOOR BUILDINGS E & F
A204	ROOF PLAN BUILDINGS E & F
A301	ELEVATION BUILDING E
A302	ELEVATION BUILDING F
A351	GENERAL SECTION



20054 NAVAN DEVELOPMENT - BLOCK 17

ARCHITECTURE

FOR CITY REVIEW

2025-03-02



NAVAN ROAD
DEVELOPMENT2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

788, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

ARCHITECTURAL

(418) 651-8954
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BORGEDES
QUÉBEC (QC) G1W 2M4
PMAARCHITECTES.COM53, BOUL. SAINT-RAYMOND,
GATINEAU, QC J8Y 1R8

CIVIL ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS

1965 CARLING AVENUE, SUITE 700,
OTTAWA, ON K1Z 8R1

MECHANICAL & ELECTRICAL ENGINEERS

9 GURDWARA ROAD, UNIT 200,
OTTAWA, ON K2E 7X6

SURVEYOR

1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2C 3G4

ARCHITECT SEAL

PIERRE MARTIN
LICENCE
8757

REVISIONS

NO	DESCRIPTION	DATE
14	FOR CITY REVIEW	2025-03-02
13	FOR REVISION 30%	2024-10-23
12	FOR CITY REVIEW	2024-09-29
11	FOR CITY REVIEW	2024-07-17
10	FOR CITY REVIEW	2024-05-25
9	FOR CITY REVIEW	2024-05-04
8	FOR CITY REVIEW	2022-11-28
7	FOR COORDINATION	2022-11-08
6	FOR COORDINATION	2022-11-01
5	FOR COORDINATION	2022-10-14
4	FOR COORDINATION	2021-01-03
3	FOR COORDINATION	2021-09-30
2	FOR COORDINATION	2021-08-26
1	FOR COORDINATION	2021-05-18
NO	DESCRIPTION	DATE

NOTE

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FILE NUMBER **D07-12-24-0128**
PLAN NUMBER **#19207**FOR CITY REVIEW
DO NOT USE FOR
CONSTRUCTION
2025-03-02DATE
2025-03-02DESIGNED
P.POMERLEAUDRAWN
P.POMERLEAUPROJECT NO
20054CHECKED
P.MARTIN

SHEET TITLE

GLOBAL SITE PLAN

SHEET NO

A100

LOTS AREAS			
LOT NUMBER	AREAS (M2)	LOT NUMBER	AREAS (M2)
B01-1	394	B06-4	154
B01-2	184	B06-5	163
B01-3	184	B06-6	154
B01-4	189	B06-7	369
B01-5	189	B07	2,002
B01-6	184	B08-1	525
B01-7	184	B08-2	174
B01-8	299	B08-3	184
B02-1	281	B08-4	174
B02-2	176	B08-5	184
B02-3	184	B08-6	174
B02-4	184	B08-7	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	182	B10-2	174
B03-7	250	B10-3	184
B04-1	233	B10-4	184
B04-2	174	B10-5	174
B04-3	184	B10-6	487
B04-4	174	B11-1	748
B04-5	184	B11-2	286
B04-6	174	B11-3	265
B04-7	278	B11-4	246
B05-1	368	B11-5	242
B05-2	154	B11-6	242
B05-3	163	B11-7	321
B05-4	163	B12	240
B05-5	154	B13	1,232
B05-6	206	B14	5,728
B06-1	206	B16	7,811
B06-2	154		
B06-3	163		

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:	~52,680.757 m ² (5.26ha)
TOTAL DEVELOPABLE AREA:	~41,769.178 m ² (4.17ha)
NET SITE AREA:	~30,341.826 m ² (3.03ha)

UNITS	
TOWNHOUSES:	
MAIN UNIT:	67 UNITS
BASEMENT UNIT:	48 UNITS
TOTAL NUMBER OF UNITS:	115 UNITS
BLOCK 01:	
1 X RESIDENTIAL APARTMENT BUILDING	48 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~899 m ²
BLOCK 02:	
1 X RESIDENTIAL APARTMENT BUILDING	47 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~899 m ²
BLOCK 03:	
2 X RESIDENTIAL APARTMENT BUILDING	96 UNITS
TOTAL NUMBER OF UNITS:	397 UNITS
TOTAL COMMERCIAL SPACES:	~1,798 m ²

	REQUIRED	PROVIDED
MAXIMUM DENSITY	NO MAX.	102 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
MINIMUM CORNER SIDE YARD:	3 m
MINIMUM INTERIOR SIDE YARD:	
NON-RESIDENTIAL OR MIXED-USE:	5 m
LOW-RISE RESIDENTIAL :	1.2 m
MID-RISE RESIDENTIAL :	3 m
MINIMUM REAR YARD:	
ABUTTING A STREET:	3 m
FROM A RESIDENTIAL ZONE:	7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m

PARKING RATES	
R9 - TOWNHOUSES:	1 p/main unit = 67
VISITOR:	0
	67 (GARAGES)
	67 DRIVE AISLES

BLOCK 14:	
R12 - APARTEMENTS	1.0 p/unit = 84
VISITOR:	0.2 p/unit = 17
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 30.6
	32 (EXTERIOR)
	TOTAL: 134

BLOCK 15:	
R12 - APARTEMENTS	1.0 p/unit = 83
VISITOR:	0.2 p/unit = 16.6
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 30.6
	32 (EXTERIOR)
	TOTAL: 131

BLOCK 17:	
R12 - APARTEMENTS	1.0 p/unit = 96
VISITOR:	0.2 p/unit = 19.2
	96 (UNDERGROUND)
	19 (15 EXT. + 4 UND.)
	TOTAL: 115

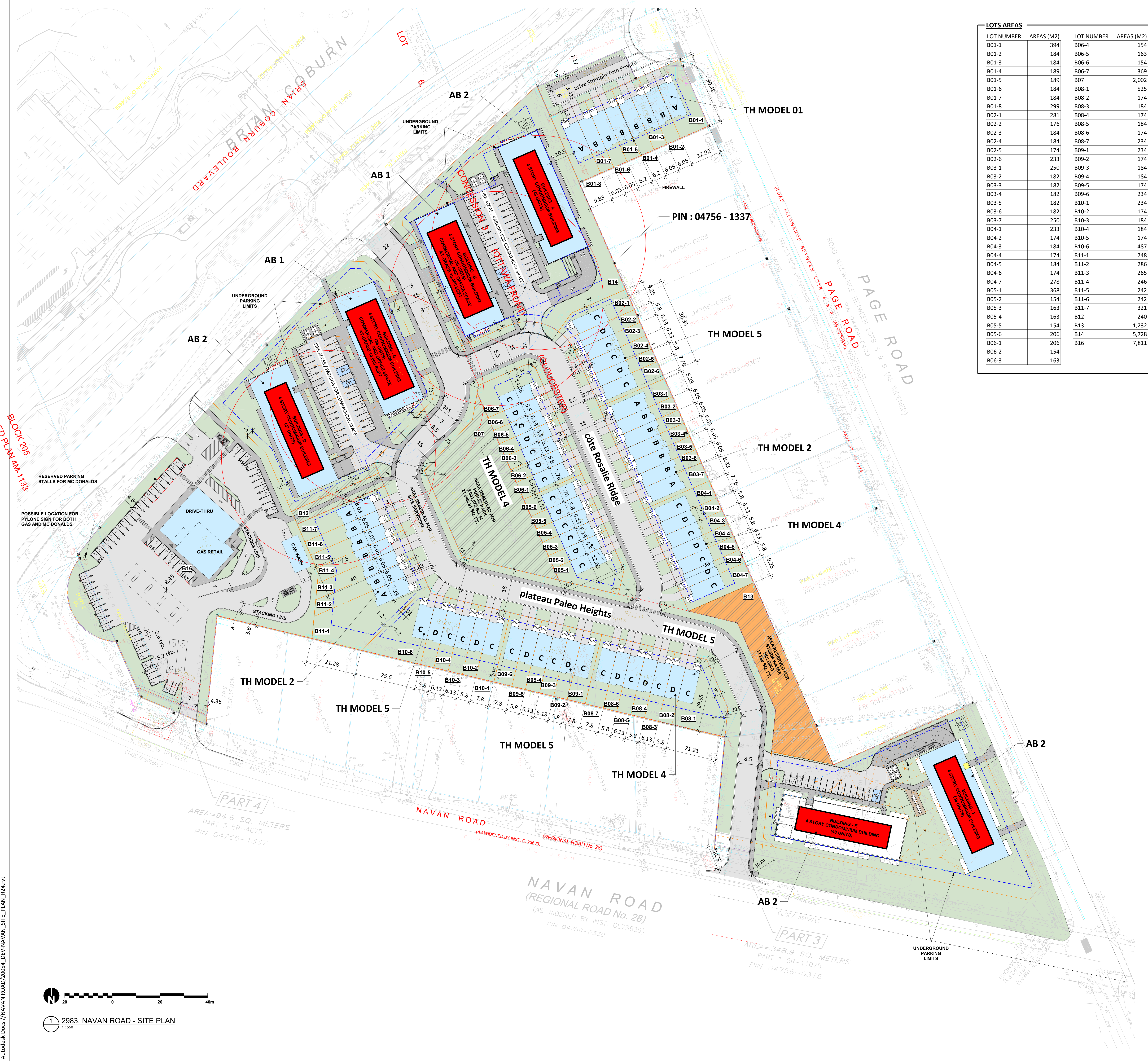
GROSS FLOOR AREA	
TOWNHOUSE A:	267 m ²
TOWNHOUSE B:	239 m ²
TOWNHOUSE C:	232 m ²
TOWNHOUSE C (CORNER UNIT):	236 m ²
TOWNHOUSE D:	225 m ²

TOTAL MODEL 01 (A8BB8BBA)	1,968 m ²
TOTAL MODEL 02 (A8BB8BBA)	1,729 m ²
TOTAL MODEL 03 (A8BB8BA)	1,490 m ²
TOTAL MODEL 04 (CDDCDDC)	1,611 m ²
TOTAL MODEL 05 (CDDCDDC)	1,386 m ²

MIXED USE BUILDING (TOTAL OF 2 BUILDINGS):	TOTAL: 3,926 m ²
RESIDENTIAL:	3,027 m ²
COMMERCIAL:	899 m ²
RESIDENTIAL APARTMENT BUILDING (TOTAL OF 4 BUILDINGS):	TOTAL: 3,927 m ²
RESIDENTIAL:	3,927 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

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2023-03-02
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99	FOR CITY REVIEW	2024-03-13
100	FOR CITY REVIEW	2024-03-13

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FOR SPC
FILE NUMBER **D07-12-24-0128**
PLAN NUMBER **#19207**

FOR CITY REVIEW
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CONSTRUCTION
2025-03-02

DATE 2025-03-02	DESIGNED P.POMERLEAU
	DRAWN P.POMERLEAU
PROJECT No 20054	CHECKED P.MARTIN
SHEET TITLE	

LEVEL U1

NO	DESCRIPTION	DATE
4	FOR CITY REVIEW	2025-03-02
5	FOR REVIEW ONLY	2024-10-23
3	FOR CITY REVIEW	2024-09-11
2	FOR CITY REVIEW	2024-08-20
1	FOR CITY REVIEW	2024-07-17

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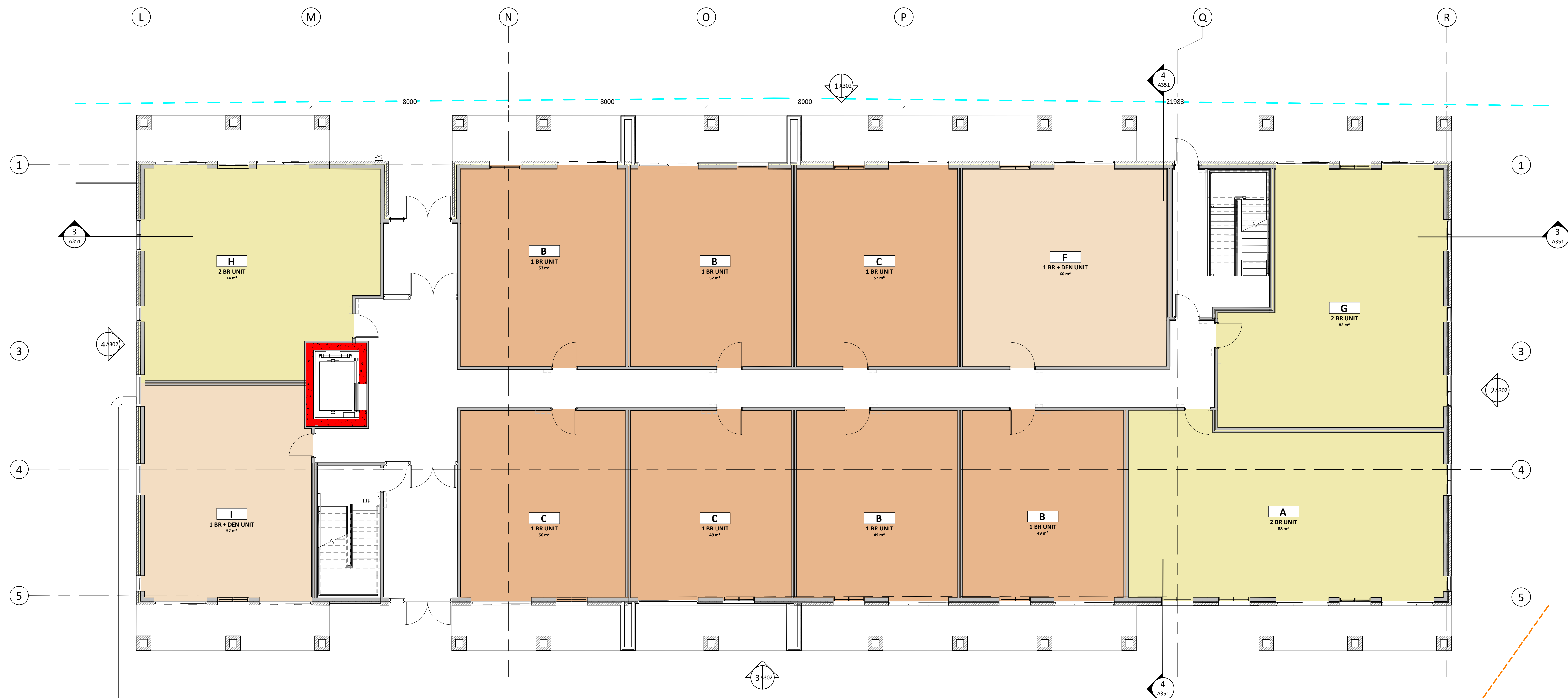
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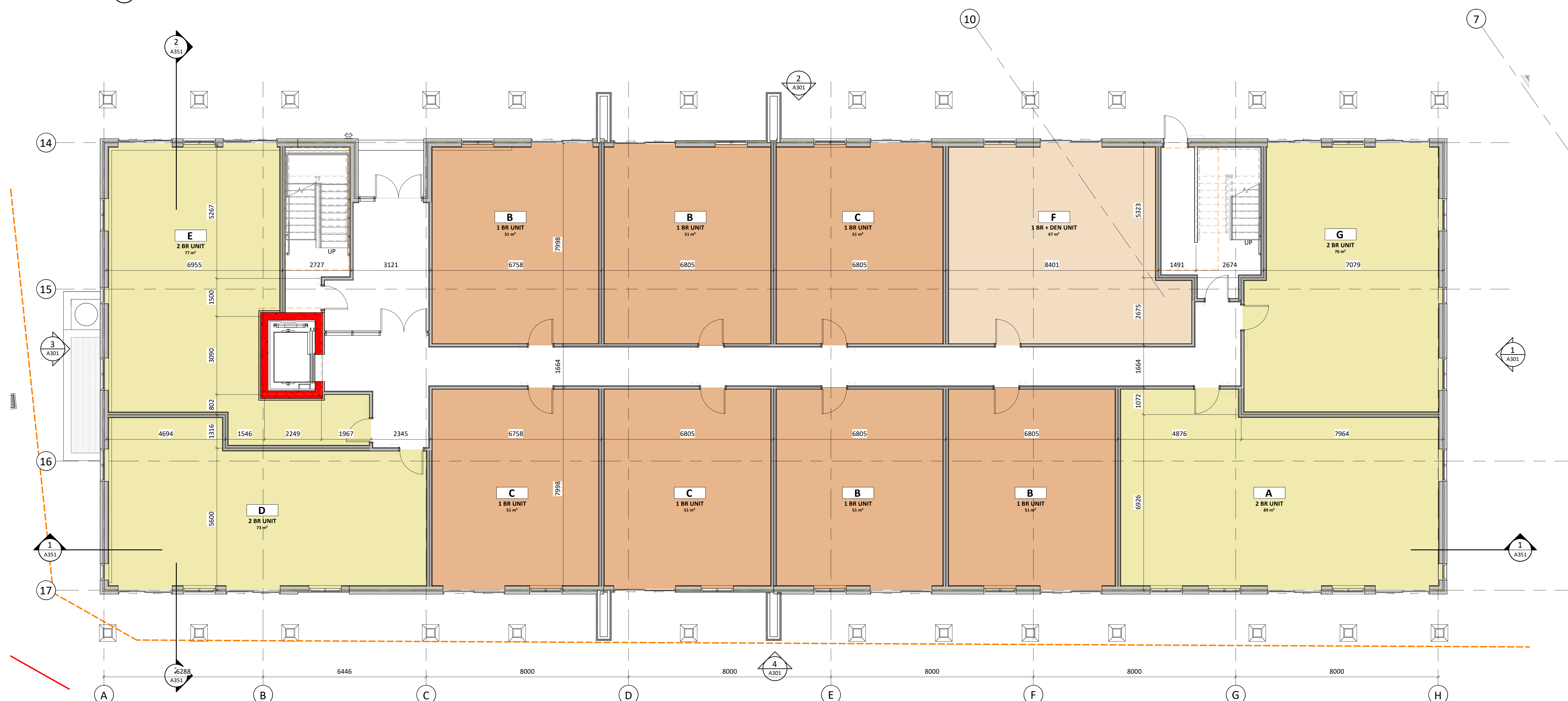
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GROUND FLOOR BUILDINGS E & F



2 GROUND FLOOR LEVEL 1 - BUILDING F
1:75



1 GROUND FLOOR LEVEL 1 - BUILDING E
1:75

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2025-03-02
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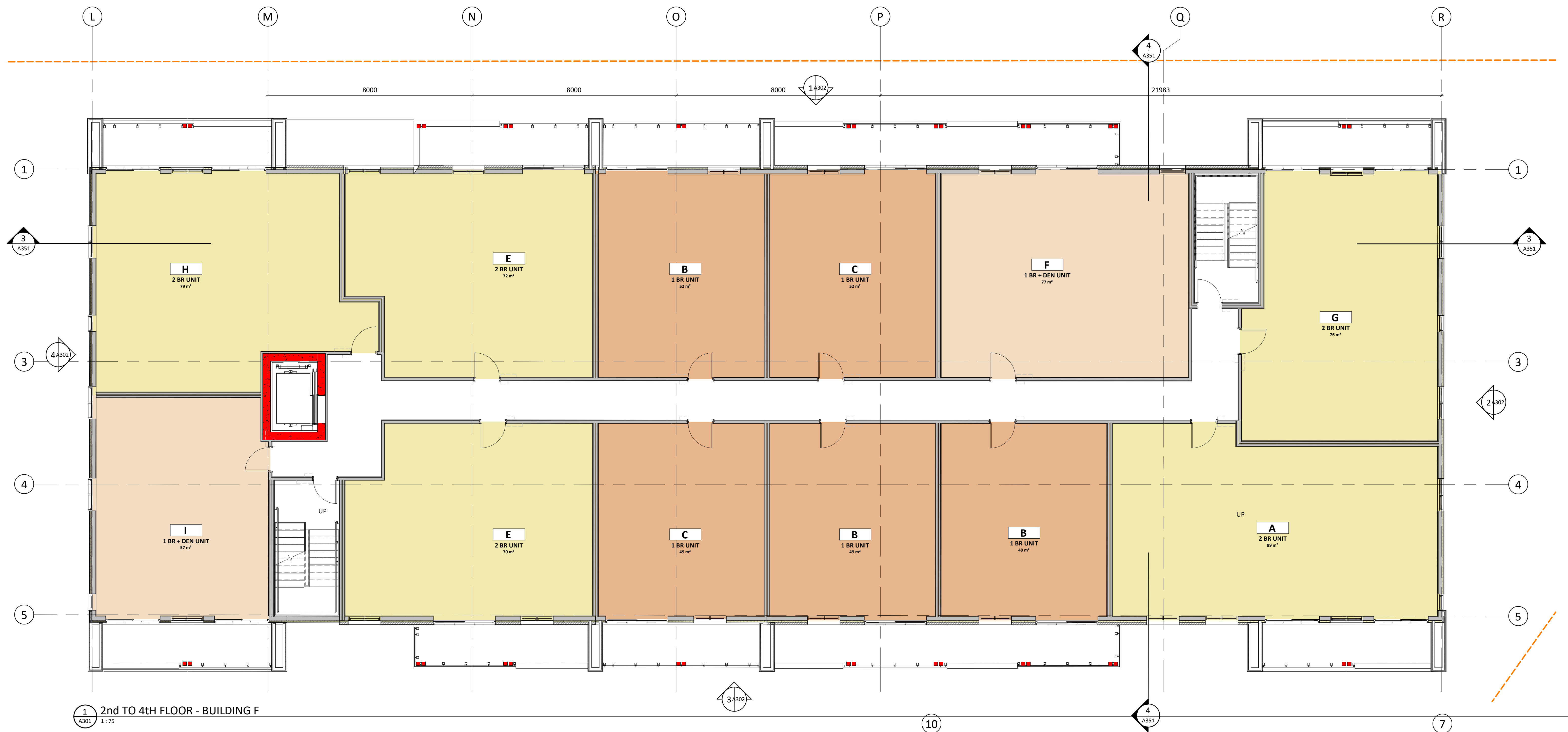
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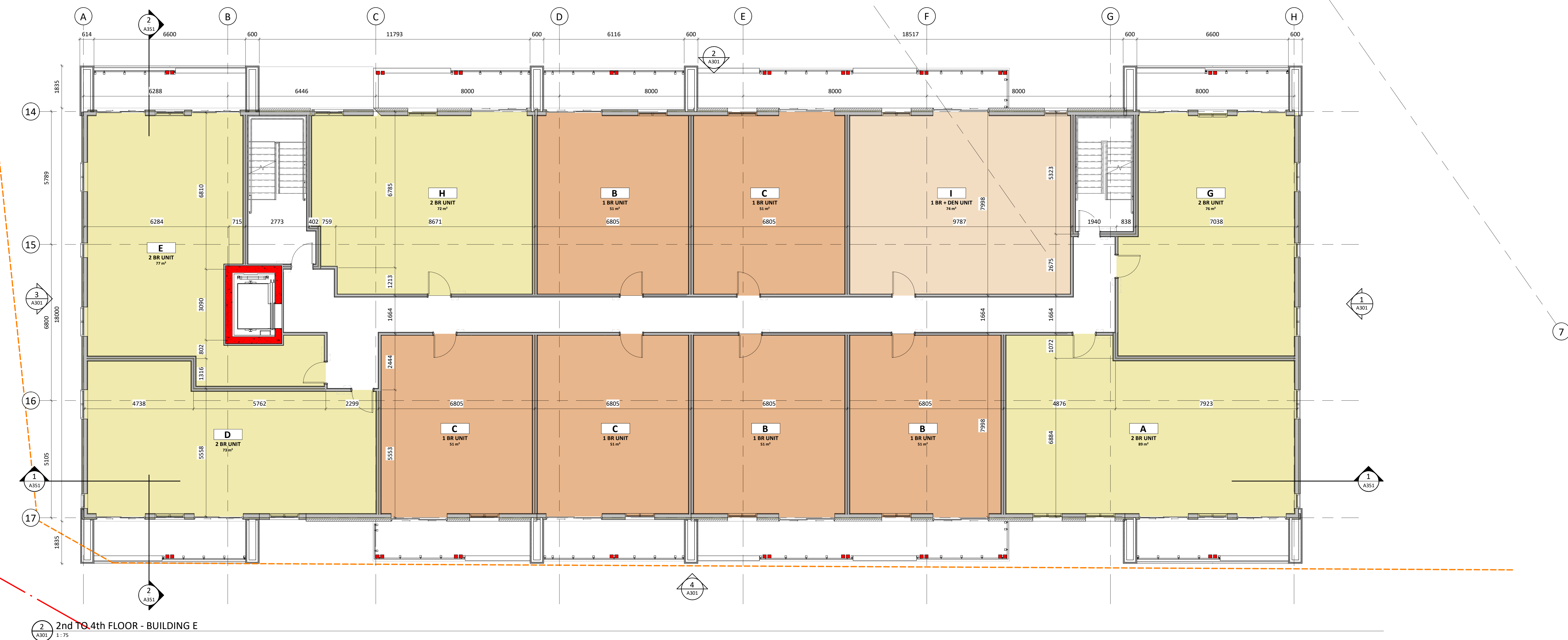
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2ND TO 4TH FLOOR BUILDINGS E
& F



1 2nd TO 4TH FLOOR - BUILDING F
A301 1:75



2 2nd TO 4TH FLOOR - BUILDING E
A301 1:75

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1	FOR CITY REVIEW	2025-03-02
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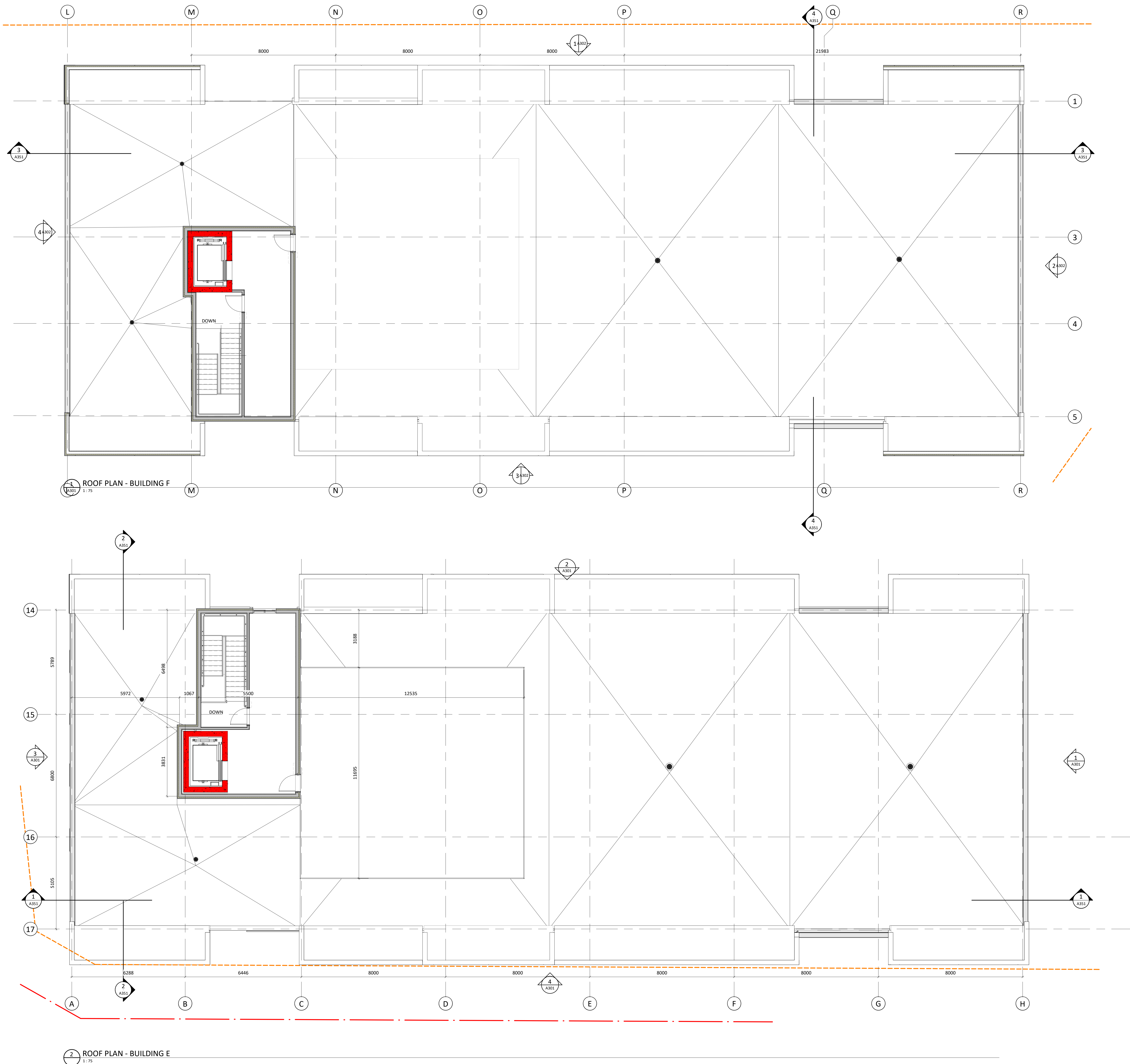
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ROOF PLAN BUILDINGS E & F



PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

GRUPPE Heafey GROUP

788, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

ARCHITECTURAL

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L'Atelier architectes

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J.L.Richards

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M&E ENGINEERING

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OTTAWA, ON K2E 7X6

SURVEYOR

Stantec

1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2C 3G4

ARCHITECT SEAL

ONTARIO ASSOCIATION OF ARCHITECTS

Pierre Martin
Licence 8757

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P.MARTIN

SHEET TITLE

ELEVATION BUILDING E

SHEET No
A301



1 EAST ELEVATION - BUILDING E
A301 1:100



2 NORTH ELEVATION - BUILDING E
A302 1:100



VERTICAL
LAP SIDING



VERTICAL BOARD &
BATTEN
DARK GREY



ALUMINUM
PANEL
BLACK



VERTICAL BOARD &
BATTEN
WHITE



ALUMINUM
PANEL
WHITE



MASONRY



3 WEST ELEVATION - BUILDING E
A303 1:100



4 SOUTH ELEVATION - BUILDING E
A304 1:100

PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

GROUP

Heafey

GROUP

788, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

ARCHITECTURAL

PMA

ARCHITECTES

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L'Atelier

architectes

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GATINEAU, QC J8Y 1R8

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J.L.Richards

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M&E

ENGINEERING

9 GURDWARA ROAD, UNIT 200,
OTTAWA, ON K2E 7X6

SURVEYOR

Stantec

1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2C 3G4

ARCHITECT SEAL

ONTARIO ASSOCIATION
OF
ARCHITECTS

Pierre Martin

LICENCE
8757

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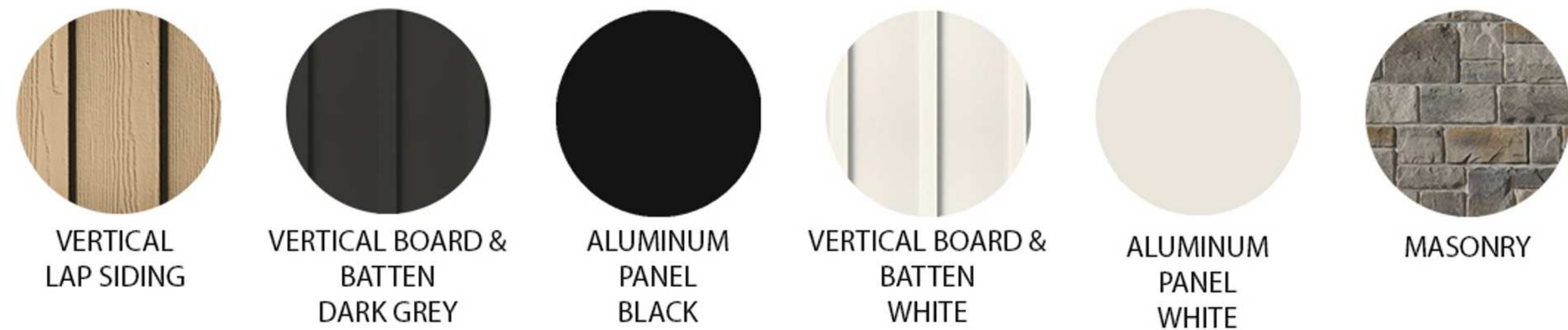
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PROJECT No	CHECKED

20054	P.MARTIN
SHEET TITLE	
ELEVATION BUILDING F	
SHEET No	
A302	



1 EAST ELEVATION - BUILDING F
A302 1:100



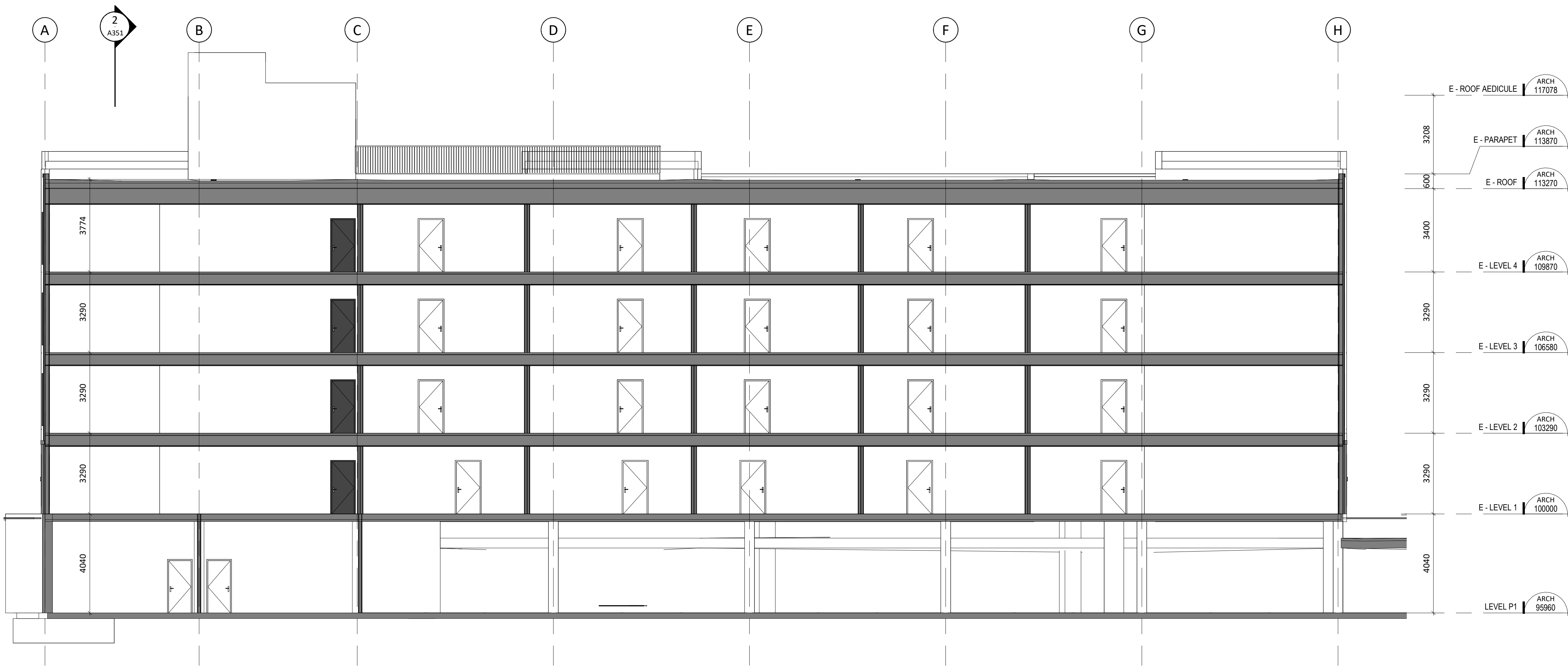
3 WEST ELEVATION - BUILDING F
A302 1:100



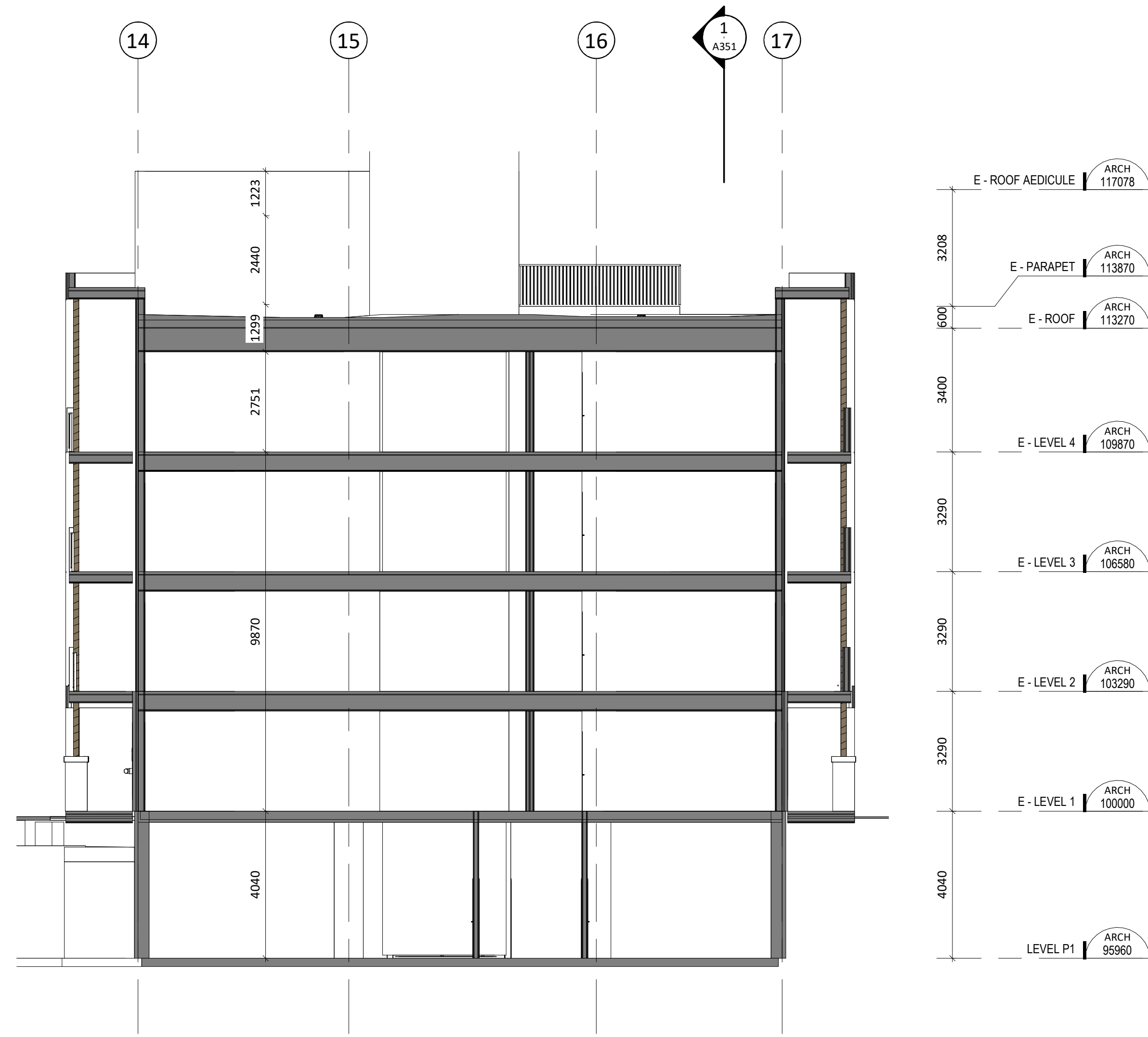
2 SOUTH ELEVATION - BUILDING F
A302 1:100



4 SOUTH ELEVATION - BUILDING F
A302 1:100



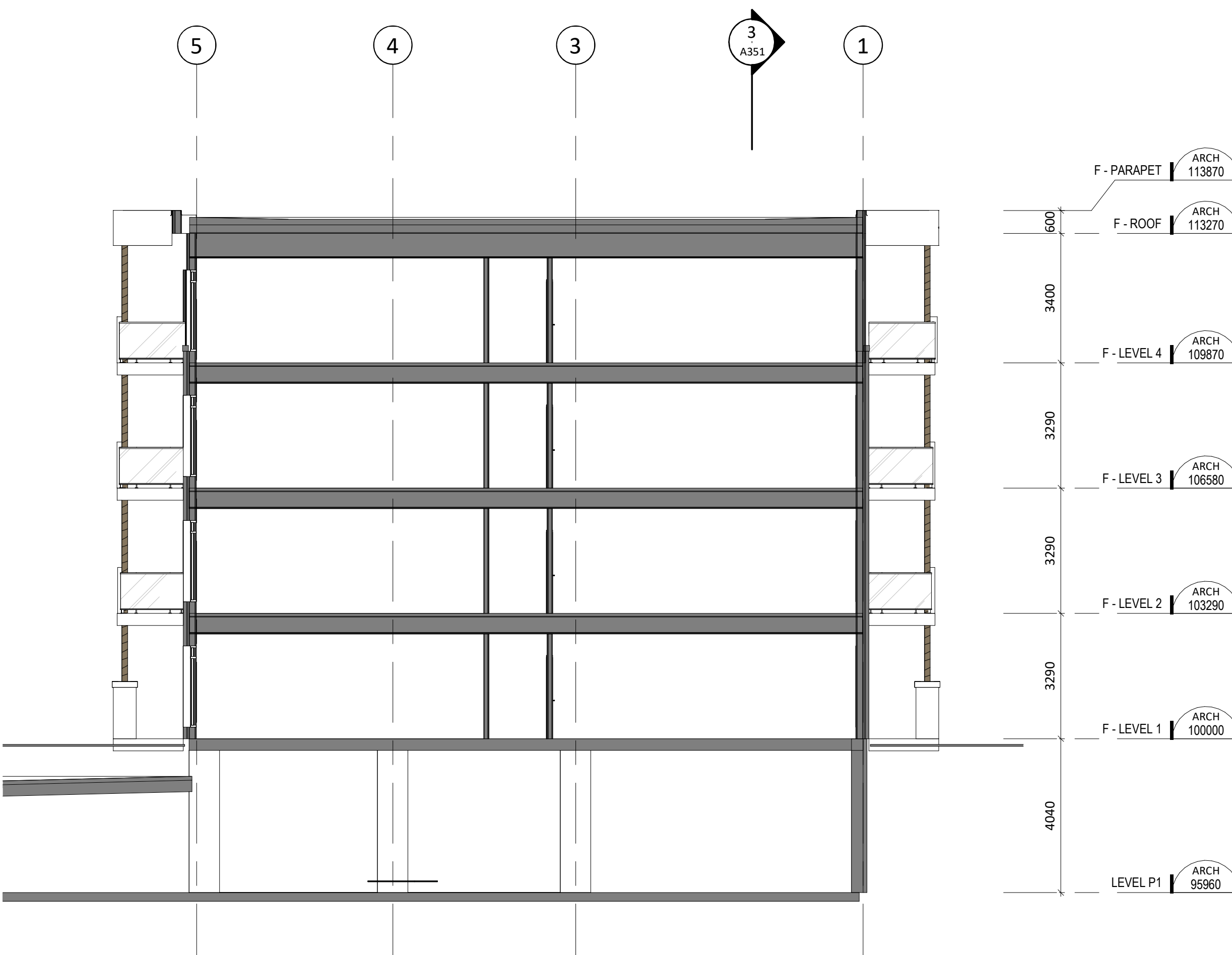
1 LONGITUDINAL SECTION - BUILDING E
A201 1:100



2 TRANSVERSAL SECTION BUILDING E
A201 1:100



3 LONGITUDINAL SECTION BUILDING F
A201 1:100



4 TRANSVERSAL SECTION BUILDING F
A201 1:100

PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

Heafey GROUP
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ONTARIO ASSOCIATION OF ARCHITECTS
Pierre Martin
LICENCE 8757

REVISIONS		
NO	DESCRIPTION	DATE
4	FOR CITY REVIEW	2025-03-02
3	FOR REVISION 30%	2024-10-23
2	FOR CITY REVIEW	2024-09-11
1	FOR CITY REVIEW	2024-08-20
1	FOR CITY REVIEW	2024-07-17

NOTE

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 SPC
FILE NUMBER **D07-22-24-0128**
PLAN NUMBER **#19207**

FOR CITY REVIEW
DO NOT USE FOR
CONSTRUCTION
2025-03-02

DATE 2025-03-02	DESIGNED P.POMERLEAU
	DRAWN P.POMERLEAU
PROJECT No 20054	CHECKED P.MARTIN
SHEET TITLE	

GENERAL SECTION

SHEET No
A351