

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

OWNER

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

ARCHITECTURAL

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QUÉBEC (QC) G1W 2H4
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



REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2025-07-10
2	FOR REVIEW	2025-07-17
3	FOR REVIEW	2025-07-17
4	FOR REVIEW	2024-09-13
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100	FOR REVIEW	2024-09-13

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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BY THE ARCHITECT.FOR SPC
FILE NUMBER **DOJ-12-24-0128**
PLAN NUMBER **#19207**FOR CITY REVIEW
DO NOT USE FOR
CONSTRUCTION
2025-07-10DATE
2025-07-10DESIGNED
P.POMERLEAUDRAWN
P.POMERLEAUPROJECT No
20054CHECKED
P.MARTIN

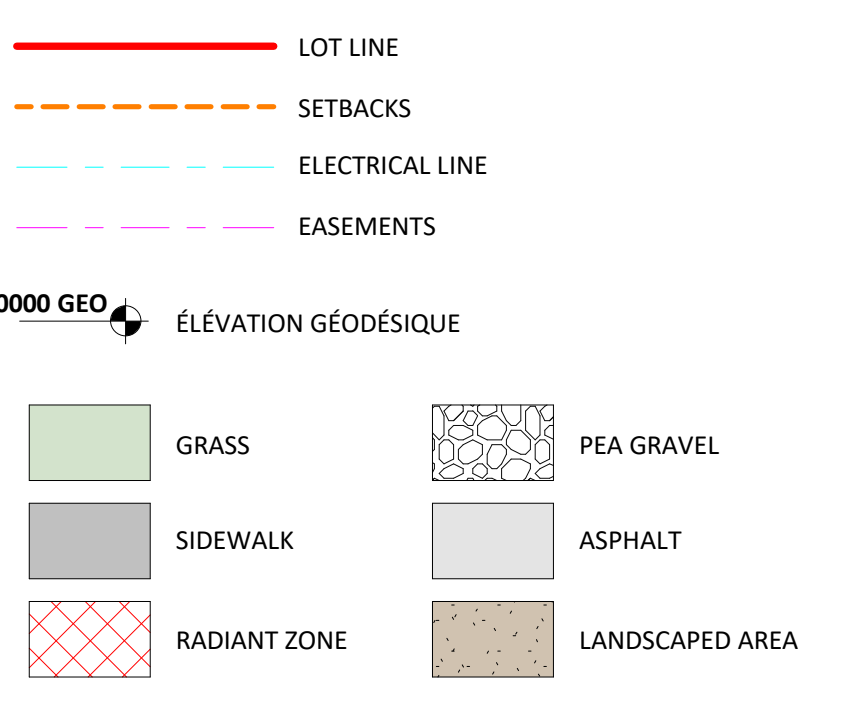
SHEET TITLE

SITE PLAN - BUILDING A & B

SHEET No

A101

LEGEND - SITE PLAN



SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
04756 - 1337	
ZONING	GM(2546) H(14.5)
SITE AREA	
TOTAL SITE AREA:	~5,732.75 m ² (0.57ha)
UNITS	
BUILDING A:	
RESIDENTIAL:	48 UNITS
BUILDING B:	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~894 m ²
TOTAL NUMBER OF UNITS:	84 UNITS
TOTAL COMMERCIAL SPACES:	~894 m ²
SPECIFIC PROVISIONS	REQUIRED PROVIDED
MAXIMUM DENSITY	NO MAX. 147 units/net ha
MINIMUM LOT WIDTH	NO MIN. -
MINIMUM LOT AREA	NO MIN. 5,732.75 m ²
MAXIMUM BUILDING HEIGHT	14.5 m 16 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
MID-RISE RESIDENTIAL:	3 m 3 m
MINIMUM REAR YARD:	
FROM A RESIDENTIAL ZONE:	7.5 m 7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m 7.5 m
PARKING RATES	REQUIRED PROVIDED
BUILDING A:	
R12 - APARTEMENTS	1.0 p/unit = 48 48 (UNDERGROUND)
VISITOR:	0.2 p/unit = 9.6 10 (UNDERGROUND)
BUILDING B:	
R12 - APARTEMENTS	1.0 p/unit = 36 36 (UNDERGROUND)
VISITOR:	0.2 p/unit = 7.2 9 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 30.4 32 (EXTERIOR)
	TOTAL: 134

NUMBER OF CAR PARKING				
TYPE OF PARKING	LEVEL	NUMBER	SYMBOL	
PARKING - COMMERCIAL	GROUND FLOOR - BUILDING B	32	C	
PARKING - RESIDENTIAL	LEVEL U1	86	R	
PARKING - VISITOR	LEVEL U1	17	V	
TOTAL		135		

NUMBER OF BIKE PARKING		
TYPE	LEVEL	NUMBER
BIKE - COMMERCIAL	GROUND FLOOR - BUILDING A	4
BIKE - RESIDENTIAL	LEVEL U1	36
BIKE - RESIDENTIAL	GROUND FLOOR - BUILDING A	6
TOTAL		42

STATISTICS - NUMBER OF UNITS - BUILDING A				
TYPE	NUMBER	AV. AREA	DISTRIBUTION	
1 BED	26	54 m ²	54%	
2 BED	22	80 m ²	46%	
TOTAL	48	134 m ²		

STATISTICS - AMENITY AREA - BUILDING A			
TYPE	AREA	REQUESTED	
AMENITY COMMUNAL	145 m ²	(48*0)*0.5=144m ²	
AMENITY PRIVATE	636 m ²	(48*6)*0.5=144m ²	
TOTAL	781 m ²		

STATISTICS - NUMBER OF UNITS - BUILDING B				
TYPE	NUMBER	AV. AREA	DISTRIBUTION	
1 BED	36	28 m ²	50%	
2 BED	36	43 m ²	50%	
TOTAL	72	71 m ²		

STATISTICS - AMENITY AREA - BUILDING B			
TYPE	AREA	REQUESTED	
AMENITY COMMUNAL	144 m ²	(36*6)*0.5=108m ²	
AMENITY PRIVATE	477 m ²	(36*6)*0.5=108m ²	
TOTAL	621 m ²		

GFA - CITY OF OTTAWA - BUILDING A	
LEVEL	AREA

GFA - CITY OF OTTAWA - BUILDING B	
LEVEL	AREA

GROUND FLOOR - BUILDING A	771 m ²
LEVEL 2	800 m ²
LEVEL 3	800 m ²
LEVEL 4	800 m ²
TOTAL	3172 m ²

GROUND FLOOR - BUILDING A	777 m ²
LEVEL 2	800 m ²
LEVEL 3	800 m ²
LEVEL 4	800 m ²
TOTAL	3178 m ²

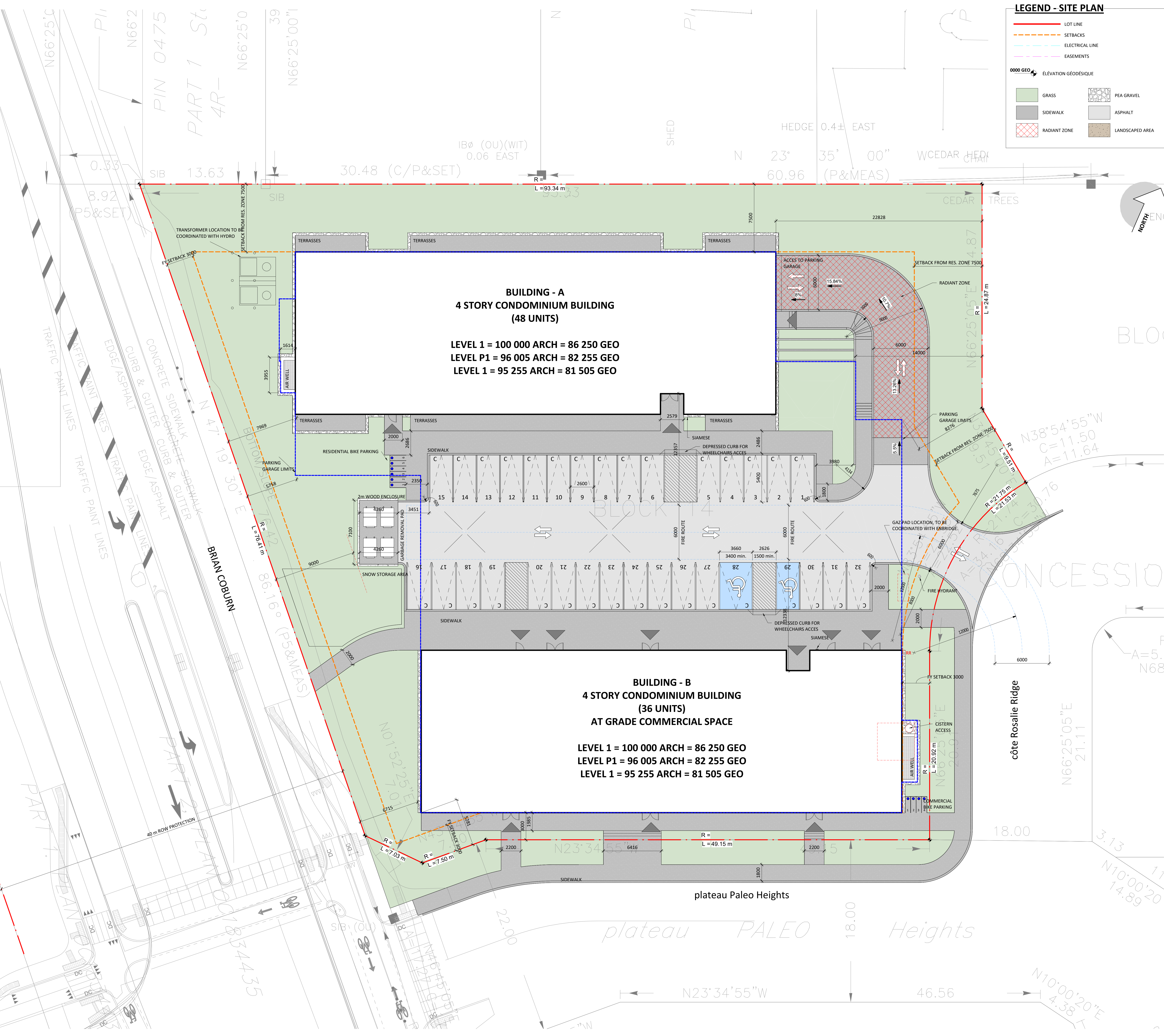
GROSS FLOOR AREA						
LEVEL	GFA	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	BALCONIES
LEVEL U1	3467 m ²	3467 m ²	0 m ²	0 m ²	0 m ²	0 m ²
BUILDING A						
GROUND FLOOR - BUILDING A	992 m ²	0 m ²	0 m ²	136 m ²	816 m ²	159 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	112 m ²	846 m ²	159 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	112 m ²	846 m ²	159 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	112 m ²	846 m ²	159 m ²
ROOF	210 m ²	0 m ²	0 m ²	210 m ²	0 m ²	0 m ²
TOTAL	4037 m ²	0 m ²	0 m ²	682 m ²	3355 m ²	636 m ²

GROSS FLOOR AREA						
LEVEL	GFA	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	BALCONIES
LEVEL U1	3467 m ²	3467 m ²	0 m ²	0 m ²	0 m ²	0 m ²
BUILDING B						
GROUND FLOOR - BUILDING A	954 m ²	0 m ²	885 m ²	69 m m ²	0 m ²	0 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	112 m ²	846 m ²	159 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	112 m ²	846 m ²	159 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	112 m ²	846 m ²	159 m ²
ROOF	208 m ²	0 m ²	0 m ²	208 m ²	0 m ²	0 m ²
TOTAL	4037 m ²	0 m ²	885 m ²	612 m ²	2539 m ²	477 m ²

STATISTICS - UNITS DESCRIPTION						
UNIT TYPE	BEDROOM	KITCHEN SINK	BATH SINK	TOILETS	SHOWER/TUB	SHOWER

BUILDING A						
TYPE A	2 BED	1	2	2	1	1
TYPE B	1 BED	1	2	1		1
TYPE C	1 BED	1	2	1	1	
TYPE D	1 BED	1	1	1		
TYPE E	2 BED	1	3	2	1	1
TYPE F	2 BED	1	2	2	1	
TYPE G	1 BED	1	2	2	1	
TYPE H	2 BED	1	2	2	1	1
TYPE I	2 BED	1	3	2	1	1
TYPE J	2 BED	1	3	2	1	1

BUILDING B						
TYPE A	2 BED	1	2	2	1	1
TYPE B	1 BED	1	2	1		1
TYPE C	1 BED	1	2	1	1	
TYPE D	1 BED	1	1	1		
TYPE E	2 BED	1	3	2	1	1
TYPE F	2 BED	1	2	2	1	
TYPE G	2 BED	1	2	2	1	
TYPE H	2 BED	1	3	2	1	1
TYPE I	2 BED	1	3	2	1	1
TYPE J	2 BED	1	3	2	1	1



1 SITE PLAN - BLOCK 14 0 1 5 10m

*** NOTE : THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDINGS AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF STANTEC GEOMATICS LTD REFERENCE NUMBER 161613834-114.