

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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INFO@PMAARCHITECTES.COM  
3070, CHEMIN DES QUATRE-BOURGEOIS  
QUÉBEC (QC) G1W 2H4  
PMAARCHITECTES.COM53, BOUL. SAINT-RAYMOND,  
GATINEAU, QC J8Y 1R8

CIVIL ENGINEERS / PLANNER



J.L. Richards

ENGINEERS - ARCHITECTS - PLANNERS

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

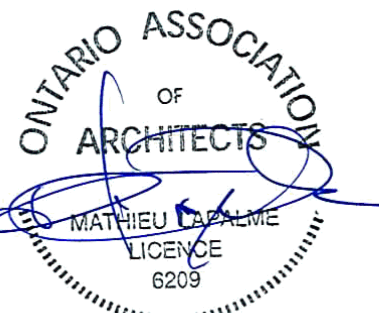
MECHANICAL &amp; ELECTRICAL ENGINEERS

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

SURVEYOR

1331 CLYDE AVENUE, SUITE 400,  
OTTAWA, ON K2G 3G4

ARCHITECT SEAL



REVISIONS

| NO | DESCRIPTION     | DATE       |
|----|-----------------|------------|
| 1  | FOR CITY REVIEW | 2024-07-10 |
| 2  | FOR CITY REVIEW | 2024-07-10 |
| 3  | FOR CITY REVIEW | 2024-07-10 |
| 4  | FOR CITY REVIEW | 2024-07-10 |
| 5  | FOR CITY REVIEW | 2024-07-10 |
| 6  | FOR CITY REVIEW | 2024-07-10 |
| 7  | FOR CITY REVIEW | 2024-07-10 |
| 8  | FOR CITY REVIEW | 2024-07-10 |
| 9  | FOR CITY REVIEW | 2024-07-10 |
| 10 | FOR CITY REVIEW | 2024-07-10 |

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-  
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FILE NUMBER **007-12-24-0128**  
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

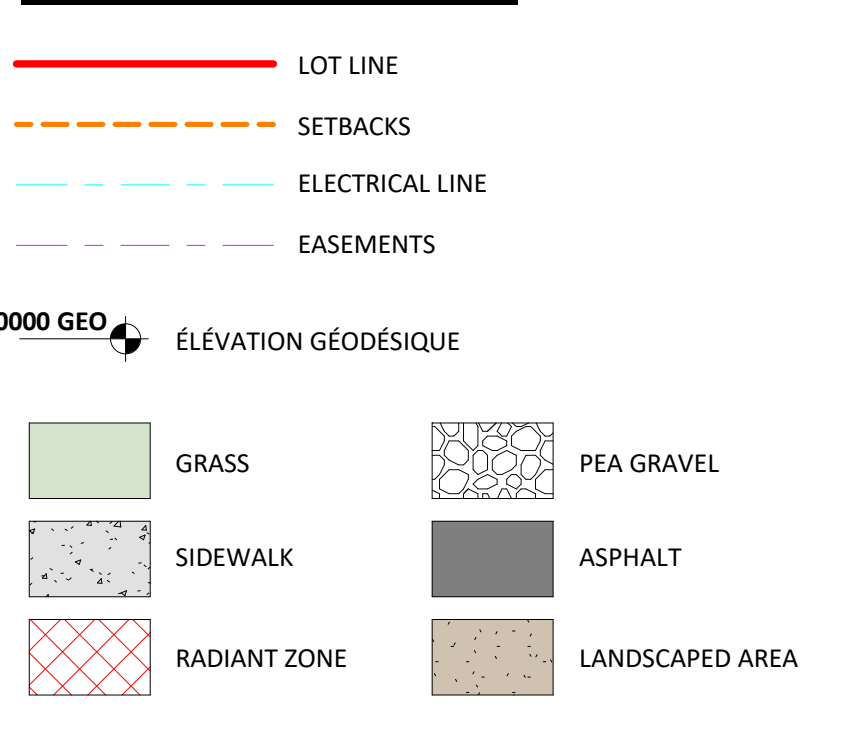
SHEET TITLE

SITE PLAN - BUILDING C &amp; D

SHEET No

A101

## LEGEND - SITE PLAN



## SITE INFORMATION &amp; DEVELOPMENT STATISTICS

| LOTS                          | PIN                                               |
|-------------------------------|---------------------------------------------------|
|                               | 04756 - 1337                                      |
| ZONING                        | GM(2546) H(14.5)                                  |
| SITE AREA                     |                                                   |
| TOTAL SITE AREA:              | ~5,398.92 m <sup>2</sup> (0.54ha)                 |
| UNITS                         |                                                   |
| BUILDING C:                   |                                                   |
| RESIDENTIAL:                  | 47 UNITS                                          |
| BUILDING D:                   |                                                   |
| RESIDENTIAL:                  | 36 UNITS                                          |
| COMMERCIAL SPACES:            | ~840 m <sup>2</sup>                               |
| TOTAL NUMBER OF UNITS:        | 83 UNITS                                          |
| TOTAL COMMERCIAL SPACES:      | ~840 m <sup>2</sup>                               |
| SPECIFIC PROVISIONS           | REQUIRED PROVIDED                                 |
| MAXIMUM DENSITY               | NO MAX. 153 units/net ha                          |
| MINIMUM LOT WIDTH             | NO MIN. -                                         |
| MINIMUM LOT AREA              | NO MIN. 5,732.75 m <sup>2</sup>                   |
| 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 D:                   |                                                   |
| R12 - APARTEMENTS             | 1.0 p/unit = 47 47 (UNDERGROUND)                  |
| VISITOR:                      | 0.2 p/unit = 9.6 9 (UNDERGROUND)                  |
| BUILDING C:                   |                                                   |
| R12 - APARTEMENTS             | 1.0 p/unit = 36 36 (UNDERGROUND)                  |
| VISITOR:                      | 0.2 p/unit = 7.2 7 (UNDERGROUND)                  |
| N79 - RETAIL STORE:           | 3.4 p/100 m <sup>2</sup> GFA = 30.4 32 (EXTERIOR) |
|                               | TOTAL: 131                                        |

| NUMBER OF CAR PARKING |          |        |        |  | NUMBER OF BIKE PARKING |          |        |
|-----------------------|----------|--------|--------|--|------------------------|----------|--------|
| TYPE OF PARKING       | LEVEL    | NUMBER | SYMBOL |  | TYPE                   | LEVEL    | NUMBER |
| PARKING - COMMERCIAL  | GROUND   | 32     | C      |  | BIKE - COMMERCIAL      | GROUND   | 4      |
| PARKING - RESIDENTIAL | LEVEL U1 | 82     | R      |  | BIKE - RESIDENTIAL     | LEVEL U1 | 63     |
| PARKING - VISITOR     | LEVEL U1 | 18     | R      |  |                        |          |        |
| TOTAL                 |          | 132    |        |  |                        |          |        |

| STATISTICS - NUMBER OF UNITS - BUILDING C |        |                    |              | STATISTICS - AMENITY AREA - BUILDING C |                    |                  |  |
|-------------------------------------------|--------|--------------------|--------------|----------------------------------------|--------------------|------------------|--|
| TYPE                                      | NUMBER | AV. AREA           | DISTRIBUTION | TYPE                                   | AREA               | REQUESTED        |  |
| 1 BED                                     | 18     | 53 m <sup>2</sup>  | 50%          | AMENITY COMMUNAL                       | 147 m <sup>2</sup> | (36*6)*0.5=108m2 |  |
| 2 BED                                     | 18     | 81 m <sup>2</sup>  | 50%          | AMENITY PRIVATE                        | 452 m <sup>2</sup> | (36*6)*0.5=108m2 |  |
|                                           | 36     | 133 m <sup>2</sup> |              |                                        | 600 m <sup>2</sup> |                  |  |

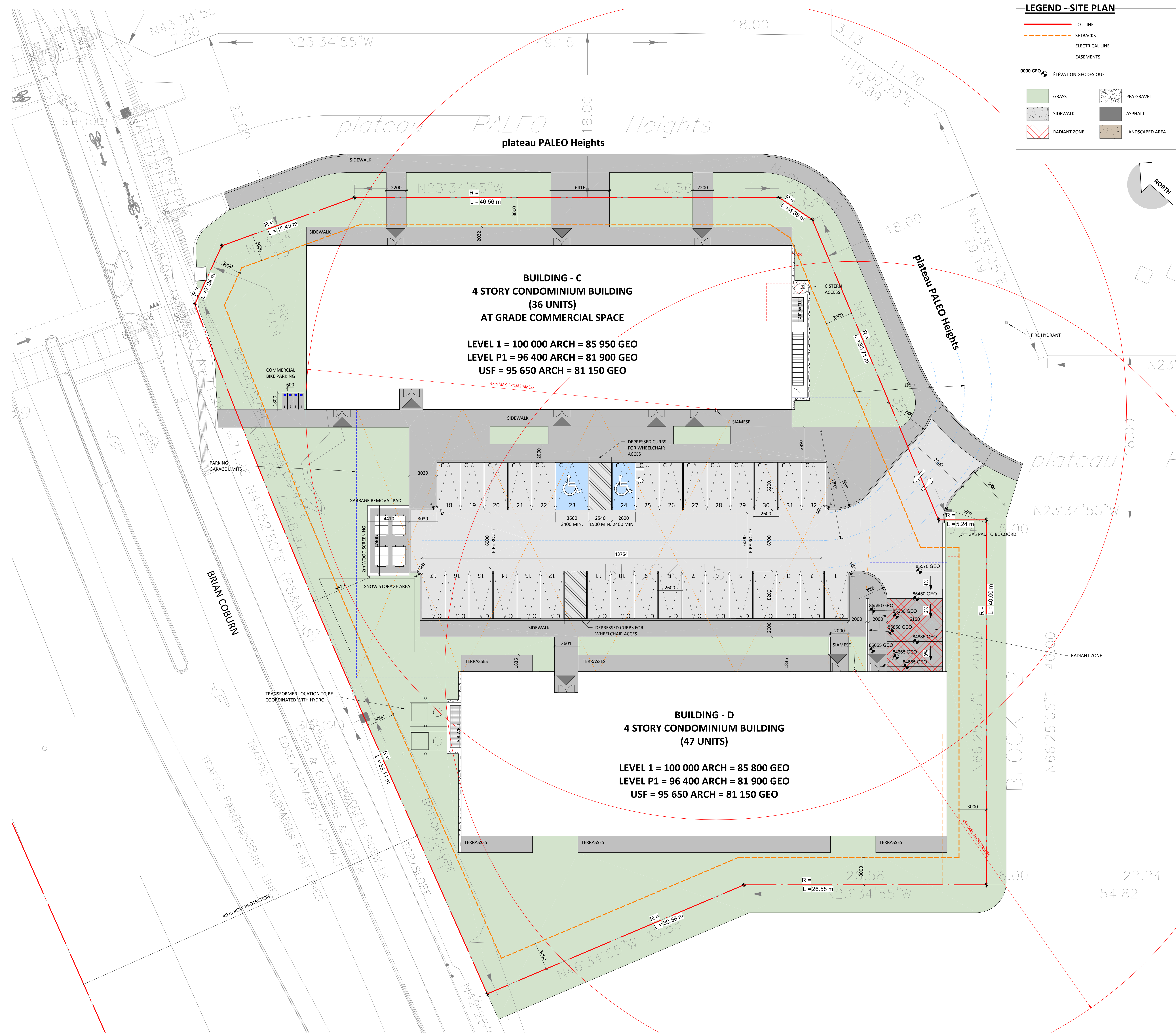
| STATISTICS - NUMBER OF UNITS - BUILDING D |        |                    |              | STATISTICS - AMENITY AREA - BUILDING D |                    |                  |  |
|-------------------------------------------|--------|--------------------|--------------|----------------------------------------|--------------------|------------------|--|
| TYPE                                      | NUMBER | AV. AREA           | DISTRIBUTION | TYPE                                   | AREA               | REQUESTED        |  |
| 1 BED                                     | 26     | 53 m <sup>2</sup>  | 55%          | AMENITY COMMUNAL                       | 147 m <sup>2</sup> | (47*6)*0.5=141m2 |  |
| 2 BED                                     | 21     | 81 m <sup>2</sup>  | 45%          | AMENITY PRIVATE                        | 590 m <sup>2</sup> | (47*6)*0.5=141m2 |  |
|                                           | 47     | 134 m <sup>2</sup> |              |                                        | 738 m <sup>2</sup> |                  |  |

| GFA - CITY OF OTTAWA - BUILDING C |                     | GFA - CITY OF OTTAWA - BUILDING D |                     |
|-----------------------------------|---------------------|-----------------------------------|---------------------|
| LEVEL                             | AREA                | LEVEL                             | AREA                |
| C - LEVEL 1                       | 792 m <sup>2</sup>  | C - LEVEL 1                       | 682 m <sup>2</sup>  |
| C - LEVEL 2                       | 803 m <sup>2</sup>  | C - LEVEL 2                       | 803 m <sup>2</sup>  |
| C - LEVEL 3                       | 803 m <sup>2</sup>  | C - LEVEL 3                       | 803 m <sup>2</sup>  |
| C - LEVEL 4                       | 803 m <sup>2</sup>  | C - LEVEL 4                       | 803 m <sup>2</sup>  |
| TOTAL                             | 3200 m <sup>2</sup> | TOTAL                             | 3092 m <sup>2</sup> |

| PROFORMA   |                     |                     |                    |                    |                     |                    |
|------------|---------------------|---------------------|--------------------|--------------------|---------------------|--------------------|
| LEVEL      | GFA                 | PARKING             | COMMERCIAL         | COMMON             | RESIDENTIAL         | BALCONIES          |
| LEVEL U1   | 3681 m <sup>2</sup> | 3681 m <sup>2</sup> | 0 m <sup>2</sup>   | 0 m <sup>2</sup>   | 0 m <sup>2</sup>    | 0 m <sup>2</sup>   |
|            | 3681 m <sup>2</sup> | 3681 m <sup>2</sup> | 0 m <sup>2</sup>   | 0 m <sup>2</sup>   | 0 m <sup>2</sup>    | 0 m <sup>2</sup>   |
| BUILDING C |                     |                     |                    |                    |                     |                    |
| LEVEL 1    | 951 m <sup>2</sup>  | 0 m <sup>2</sup>    | 840 m <sup>2</sup> | 111 m <sup>2</sup> | 0 m <sup>2</sup>    | 0 m <sup>2</sup>   |
| LEVEL 2    | 958 m <sup>2</sup>  | 0 m <sup>2</sup>    | 0 m <sup>2</sup>   | 113 m <sup>2</sup> | 845 m <sup>2</sup>  | 151 m <sup>2</sup> |
| LEVEL 3    | 958 m <sup>2</sup>  | 0 m <sup>2</sup>    | 0 m <sup>2</sup>   | 113 m <sup>2</sup> | 845 m <sup>2</sup>  | 151 m <sup>2</sup> |
| LEVEL 4    | 958 m <sup>2</sup>  | 0 m <sup>2</sup>    | 0 m <sup>2</sup>   | 113 m <sup>2</sup> | 845 m <sup>2</sup>  | 151 m <sup>2</sup> |
| ROOF       | 213 m <sup>2</sup>  | 0 m <sup>2</sup>    | 0 m <sup>2</sup>   | 213 m <sup>2</sup> | 0 m <sup>2</sup>    | 0 m <sup>2</sup>   |
|            | 4040 m <sup>2</sup> | 0 m <sup>2</sup>    | 840 m <sup>2</sup> | 664 m <sup>2</sup> | 2535 m <sup>2</sup> | 452 m <sup>2</sup> |

|            |                     |                   |                  |                    |                     |                    |
|------------|---------------------|-------------------|------------------|--------------------|---------------------|--------------------|
| BUILDING D |                     |                   |                  |                    |                     |                    |
| LEVEL 1    | 952 m <sup>2</sup>  | 90 m <sup>2</sup> | 0 m <sup>2</sup> | 139 m <sup>2</sup> | 723 m <sup>2</sup>  | 138 m <sup>2</sup> |
| LEVEL 2    | 958 m <sup>2</sup>  | 0 m <sup>2</sup>  | 0 m <sup>2</sup> | 113 m <sup>2</sup> | 845 m <sup>2</sup>  | 151 m <sup>2</sup> |
| LEVEL 3    | 958 m <sup>2</sup>  | 0 m <sup>2</sup>  | 0 m <sup>2</sup> | 113 m <sup>2</sup> | 845 m <sup>2</sup>  | 151 m <sup>2</sup> |
| LEVEL 4    | 958 m <sup>2</sup>  | 0 m <sup>2</sup>  | 0 m <sup>2</sup> | 113 m <sup>2</sup> | 845 m <sup>2</sup>  | 151 m <sup>2</sup> |
| ROOF       | 213 m <sup>2</sup>  | 0 m <sup>2</sup>  | 0 m <sup>2</sup> | 213 m <sup>2</sup> | 0 m <sup>2</sup>    | 0 m <sup>2</sup>   |
|            | 4040 m <sup>2</sup> | 90 m <sup>2</sup> | 0 m <sup>2</sup> | 602 m <sup>2</sup> | 3258 m <sup>2</sup> | 590 m <sup>2</sup> |

| STATISTICS - UNITS DESCRIPTION |         |              |           |         |            |        |
|--------------------------------|---------|--------------|-----------|---------|------------|--------|
| UNIT TYPE                      | BEDROOM | KITCHEN SINK | BATH SINK | TOILETS | SHOWER/TUB | SHOWER |
| BUILDING C                     |         |              |           |         |            |        |
| TYPE A                         | 2 BED   | 1            | 2         | 2       | 1          | 1      |
| TYPE B                         | 1 BED   | 1            | 2         | 1       |            | 1      |
| TYPE C                         | 1 BED   | 1            | 2         | 2       | 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 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 D                     |         |              |           |         |            |        |
| TYPE A                         | 2 BED   | 1            | 2         | 2       | 1          | 1      |
| TYPE B                         | 1 BED   | 1            | 2         | 1       |            | 1      |
| TYPE C                         | 1 BED   | 1            | 2         | 2       | 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      |



1 SITE PLAN - BLOCK 15 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.