

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-BORGEAIS
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 6R1

MECHANICAL & 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	2024-03-02
2	FOR CITY REVIEW	2024-07-17
3	FOR CITY REVIEW	2024-03-02
4	FOR CITY REVIEW	2024-03-02

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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BY THE ARCHITECT.FOR SPC
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

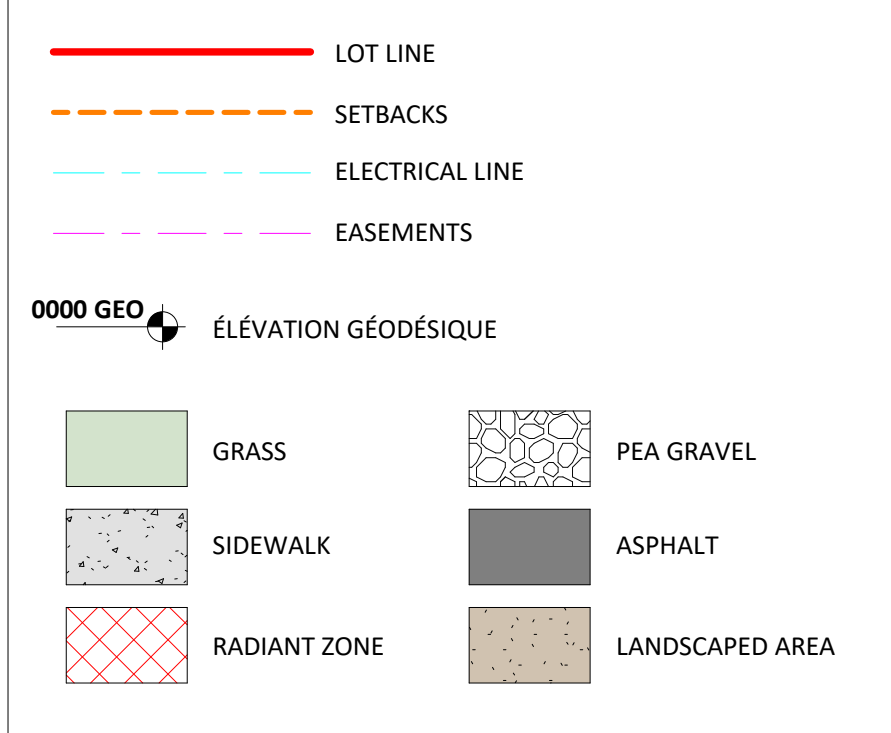
SHEET TITLE

SITE PLAN - BUILDING C & D

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:	~5,398.92 m ² (0.54ha)
UNITS	
BUILDING C:	
RESIDENTIAL:	47 UNITS
BUILDING D:	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~840 m ²
TOTAL NUMBER OF UNITS:	83 UNITS
TOTAL COMMERCIAL SPACES:	~840 m ²
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 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 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 ² 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				63

STATISTICS - NUMBER OF UNITS - BUILDING C				STATISTICS - AMENITY AREA - BUILDING C		
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED
1 BED	18	53 m ²	50%	AMENITY COMMUNAL	147 m ²	(36*6)*0.5=108m2
2 BED	18	81 m ²	50%	AMENITY PRIVATE	452 m ²	(36*6)*0.5=108m2
	36	133 m ²			600 m ²	
STATISTICS - NUMBER OF UNITS - BUILDING D				STATISTICS - AMENITY AREA - BUILDING D		
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED
1 BED	26	53 m ²	55%	AMENITY COMMUNAL	147 m ²	(47*6)*0.5=141m2
2 BED	21	81 m ²	45%	AMENITY PRIVATE	590 m ²	(47*6)*0.5=141m2
	47	134 m ²			738 m ²	

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

GROSS FLOOR AREA						
LEVEL	GFA	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	BALCONIES
LEVEL U1	3681 m ²	3681 m ²	0 m ²	0 m ²	0 m ²	0 m ²
	3681 m ²	3681 m ²	0 m ²	0 m ²	0 m ²	0 m ²
BUILDING C						
LEVEL 1	951 m ²	0 m ²	840 m ²	111 m ²	0 m ²	0 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
ROOF	213 m ²	0 m ²	0 m ²	213 m ²	0 m ²	0 m ²
	4040 m ²	0 m ²	840 m ²	664 m ²	2535 m ²	452 m ²
BUILDING D						
LEVEL 1	952 m ²	90 m ²	0 m ²	139 m ²	723 m ²	138 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
ROOF	213 m ²	0 m ²	0 m ²	213 m ²	0 m ²	0 m ²
	4040 m ²	90 m ²	0 m ²	692 m ²	3258 m ²	590 m ²

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

plateau PALEO Heights

BUILDING - C
4 STORY CONDOMINIUM BUILDING
(36 UNITS)
AT GRADE COMMERCIAL SPACELEVEL 1 = 100 000 ARCH = 85 950 GEO
LEVEL P1 = 96 400 ARCH = 81 900 GEO
USF = 95 650 ARCH = 81 150 GEO

45m MAX. FROM SIAMISE

plateau PALEO Heights

NORTH

FIRE HYDRANT

BRIAN COBURN

BUILDING - D
4 STORY CONDOMINIUM BUILDING
(47 UNITS)LEVEL 1 = 100 000 ARCH = 85 800 GEO
LEVEL P1 = 96 400 ARCH = 81 900 GEO
USF = 95 650 ARCH = 81 150 GEO

1 SITE PLAN - BLOCK 15

A301 1:125

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.