

20054 NAVAN DEVELOPMENT - BLOCK 15

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20054 NAVAN DEVELOPMENT - BLOCK 15

ARCHITECTURE

FOR CITY REVIEW

2024-07-17

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2024-07-17
2	FOR CITY REVIEW	2024-07-17

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2024-07-17	P.POMERLEAU
DATE	DRAWN
	P.POMERLEAU
PROJECT No	CHECKED
2054	P.MARTIN
SHEET TITLE	
STATISTICS	

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 A:		
R12 - APARTEMENTS	1.0 p/unit = 47	47 (UNDERGROUND)
VISITOR:	0.2 p/unit = 9.6	9 (UNDERGROUND)
BUILDING B:		
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		83	R	BIKE - RESIDENTIAL - LEVEL U1		63
PARKING - VISITOR	LEVEL U1	16	V			
TOTAL		131				63

STATISTICS - NUMBER OF UNITS - BUILDING C				STATISTICS - AMENITY AREA - BUILDING C			
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED	
1 BED	18	55 m ²	50%	AMENITY COMMUNAL	147 m ²	(36*6)*0.5=108m ²	
2 BED	18	86 m ²	50%	AMENITY PRIVATE	452 m ²	(36*6)*0.5=108m ²	
	36	141 m ²			600 m ²		

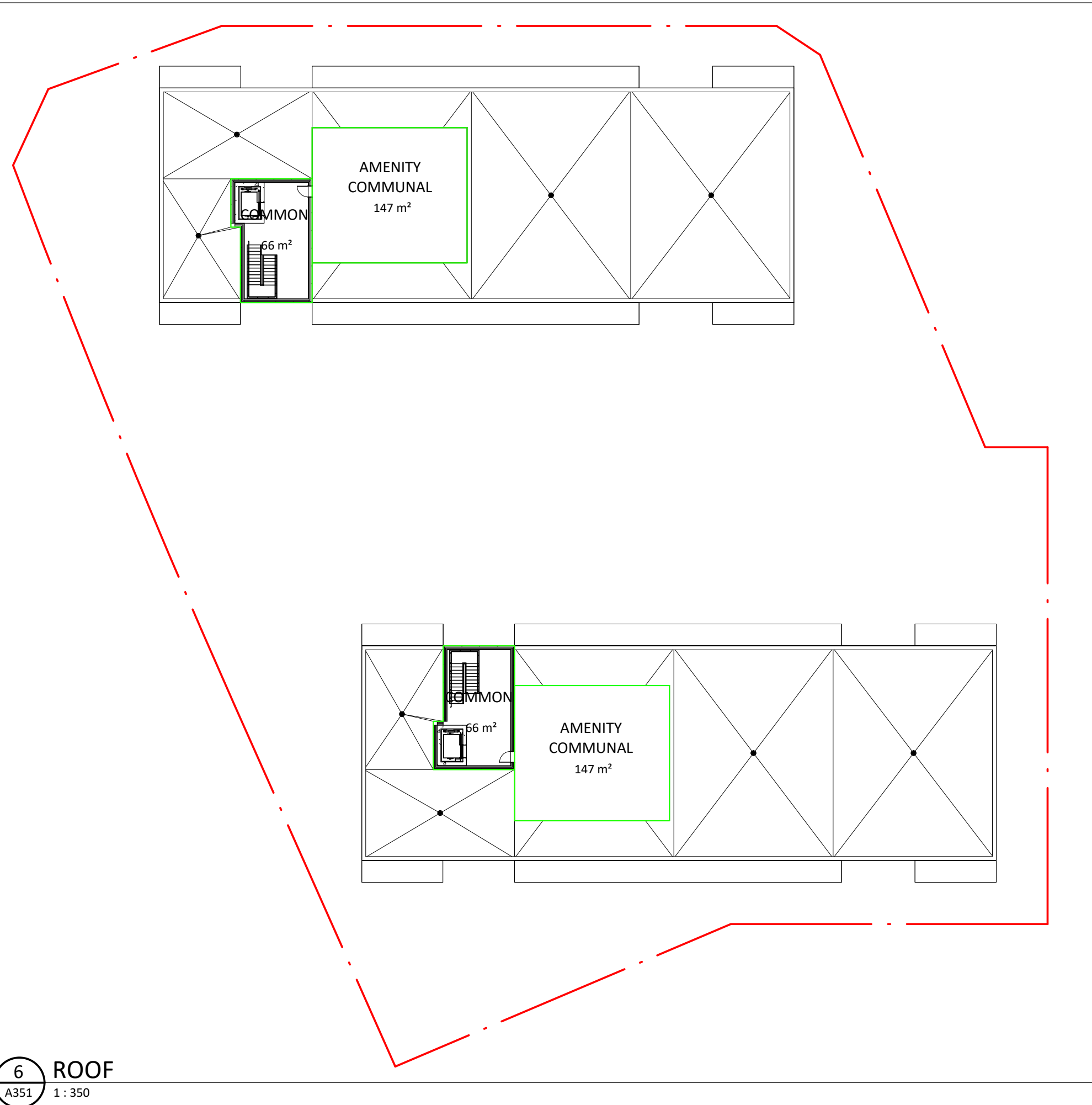
STATISTICS - NUMBER OF UNITS - BUILDING D				STATISTICS - AMENITY AREA - BUILDING D			
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED	
1 BED	29	59 m ²	62%	AMENITY COMMUNAL	147 m ²	(47*6)*0.5=141m ²	
2 BED	18	85 m ²	38%	AMENITY PRIVATE	590 m ²	(47*6)*0.5=141m ²	
	47	145 m ²			738 m ²		

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
LEVEL 1	952 m ²	0 m ²	840 m ²	113 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	66 m ²	0 m ²	0 m ²	66 m ²	0 m ²	147 m ²
	3893 m ²	0 m ²	840 m ²	518 m ²	2535 m ²	600 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	1
TYPE C	1 BED	1	2	2	1	1
TYPE D	1 BED	1	1	1	1	1
TYPE E	2 BED	1	3	2	1	1
TYPE F	2 BED	1	3	2	1	1
TYPE G	1 BED	1	2	2	1	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	1
TYPE C	1 BED	1	2	2	1	1
TYPE D	1 BED	1	1	1	1	1
TYPE E	2 BED	1	3	2	1	1
TYPE F	2 BED	1	2	2	1	1
TYPE G	1 BED	1	2	2	1	1
TYPE H	1 BED	1	2	2	1	1
TYPE I	2 BED	1	3	2	1	1
TYPE J	2 BED	1	3	2	1	1





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	B17	5,312
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:	~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:	67 UNITS
BLOCK 01:	
1 X RESIDENTIAL APARTMENT BUILDING	48 UNITS
1 X MIXED USE BUILDING	36 UNITS
RESIDENTIAL:	~899 m ²
COMMERCIAL SPACES:	
BLOCK 02:	
1 X RESIDENTIAL APARTMENT BUILDING	47 UNITS
1 X MIXED USE BUILDING	36 UNITS
RESIDENTIAL:	~899 m ²
COMMERCIAL SPACES:	
BLOCK 03:	
2 X RESIDENTIAL APARTMENT BUILDING	96 UNITS
TOTAL NUMBER OF UNITS:	330 UNITS
TOTAL COMMERCIAL SPACES:	~1,798 m ²

	REQUIRED	PROVIDED
MAXIMUM DENSITY	NO MAX.	84.8 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 = 67	67 (GARAGES)
VISITOR:	0	67 DRIVE AISLES
BLOCK 14:		
R12 - APARTEMENTS	1.0 p/unit = 84	84 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	18 (UNDERGROUND)
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	83 (UNDERGROUND)
VISITOR:	0.2 p/unit = 16.6	16 (UNDERGROUND)
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	96 (UNDERGROUND)
VISITOR:	0.2 p/unit = 19.2	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 (ABBBBBBA)	1,968 m ²
TOTAL MODEL 02 (ABBBBBBA)	1,729 m ²
TOTAL MODEL 03 (ABBBBBBA)	1,490 m ²
TOTAL MODEL 04 (CDDCCDC)	1,611 m ²
TOTAL MODEL 05 (CDDCCDC)	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.

PROJECT
NAVAN ROAD DEVELOPMENT
 2983, Navan Road, Orleans, ON K1C 7G4
 OWNER

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

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 ENGINEERS / PLANNER

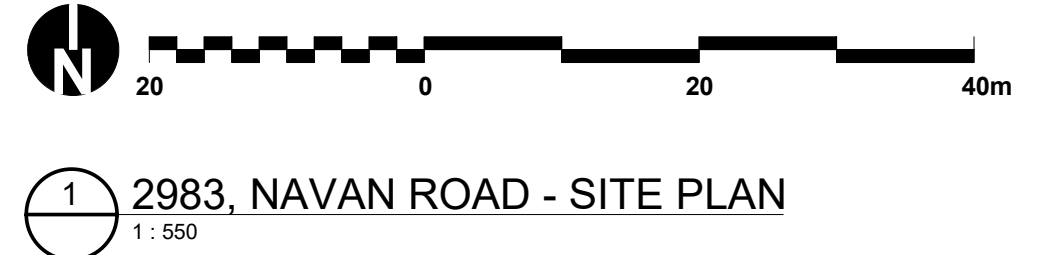
 ENGINEERS - ARCHITECTS - PLANNERS
 1565 CARLING AVENUE, SUITE 700, OTTAWA, ON K2K 6R1
 SURVEYOR

 1331 CLYDE AVENUE, SUITE 400, OTTAWA, ON K2C 3G4
 KEY PLAN
 REVISIONS

NO	DESCRIPTION	DATE
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 DRAWN: P.POMERLEAU
 PROJECT NO: 2054
 CHECKED: P.MARTIN
 SHEET TITLE: GLOBAL SITE PLAN
 SHEET NO: A100

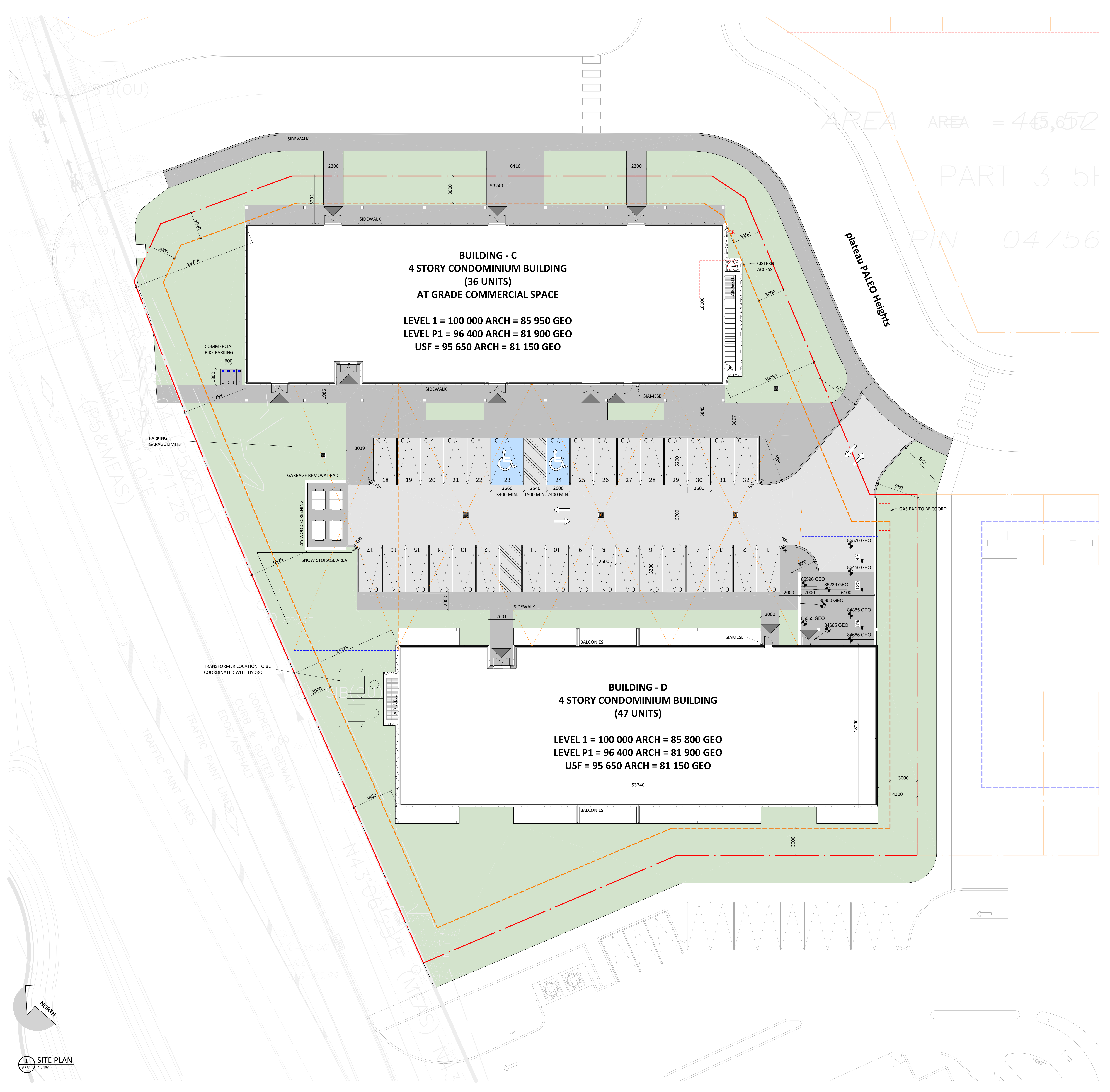
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2983, NAVAN ROAD - SITE PLAN
 1:500

LEGEND - SITE PLAN

- LOT LINE
- SETBACKS
- ELECTRICAL LINE
- EASEMENTS
- 0000 GEO - ÉLÉVATION GÉODÉSIQUE
- EXISTING BUILDING
- DEMOLISHED BUILDING
- EXISTING TREE
- DEMOLISHED TREE
- NEW TREE
- NEW PLANT
- GRASS
- PEA GRAVEL
- SIDEWALK
- ASPHALT
- RADIANT ZONE
- LANDSCAPED AREA



REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2024-07-17
2	FOR CITY REVIEW	2024-08-12
3	FOR CITY REVIEW	2024-08-12

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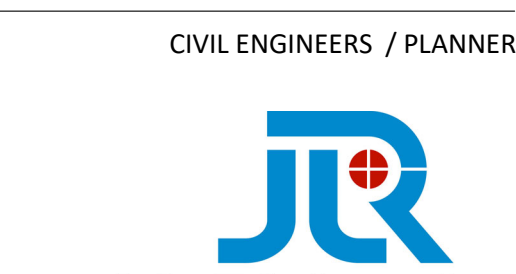
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PROJECT No: 20554
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SHEET TITLE: SITE PLAN - BLOCK 15



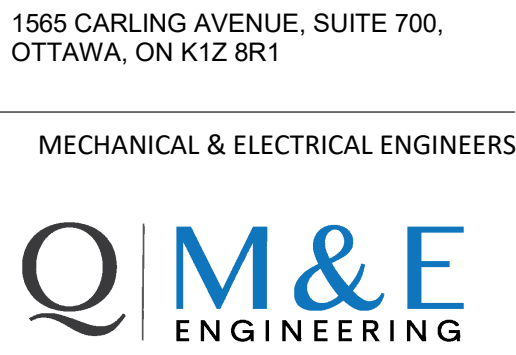
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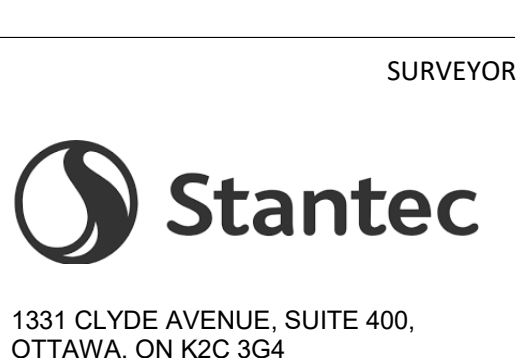
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SURVEYOR



ARCHITECT SEAL

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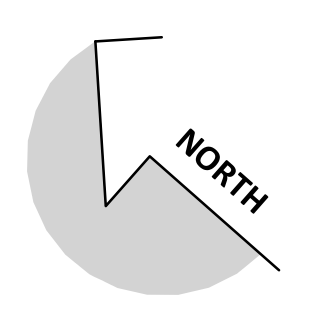
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SHEET TITLE LEVEL U1	

SHEET No

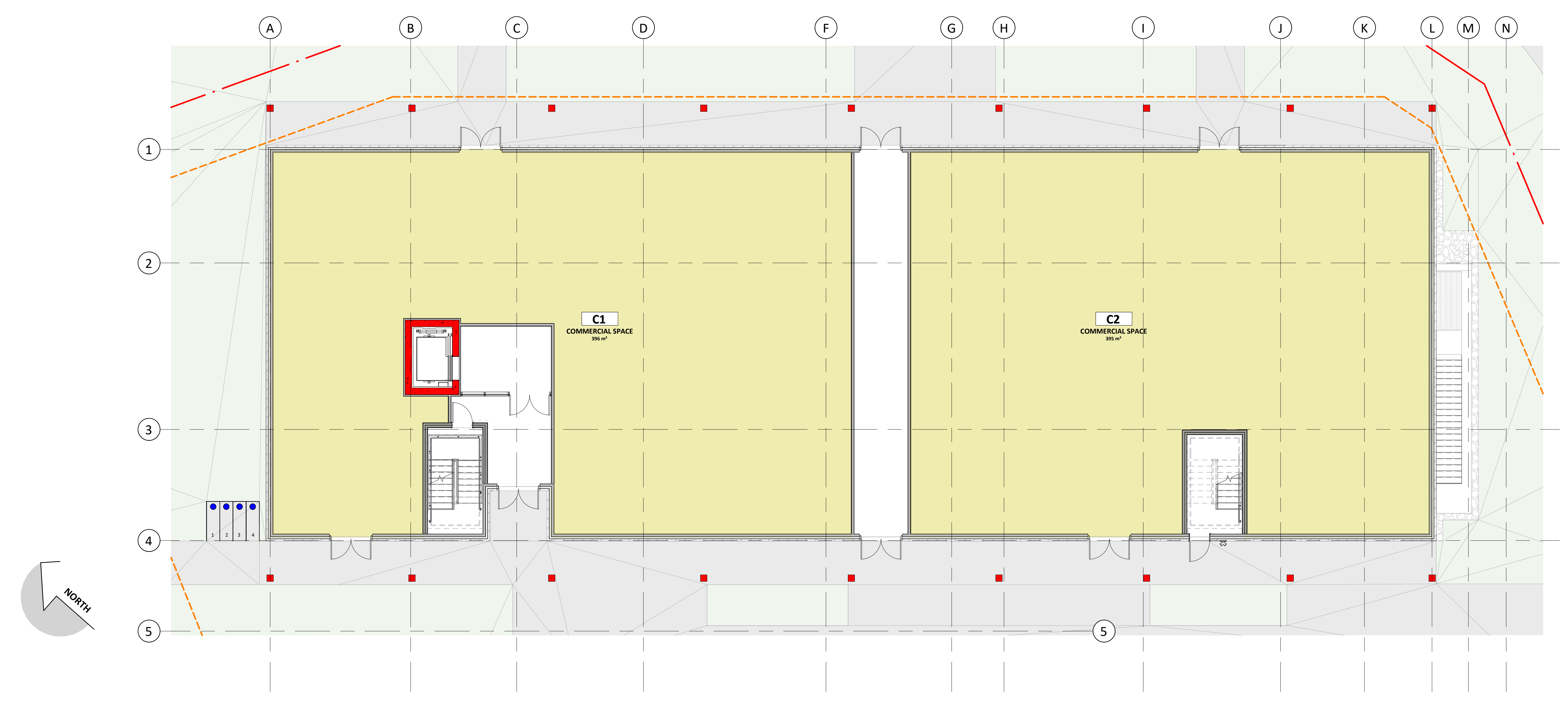
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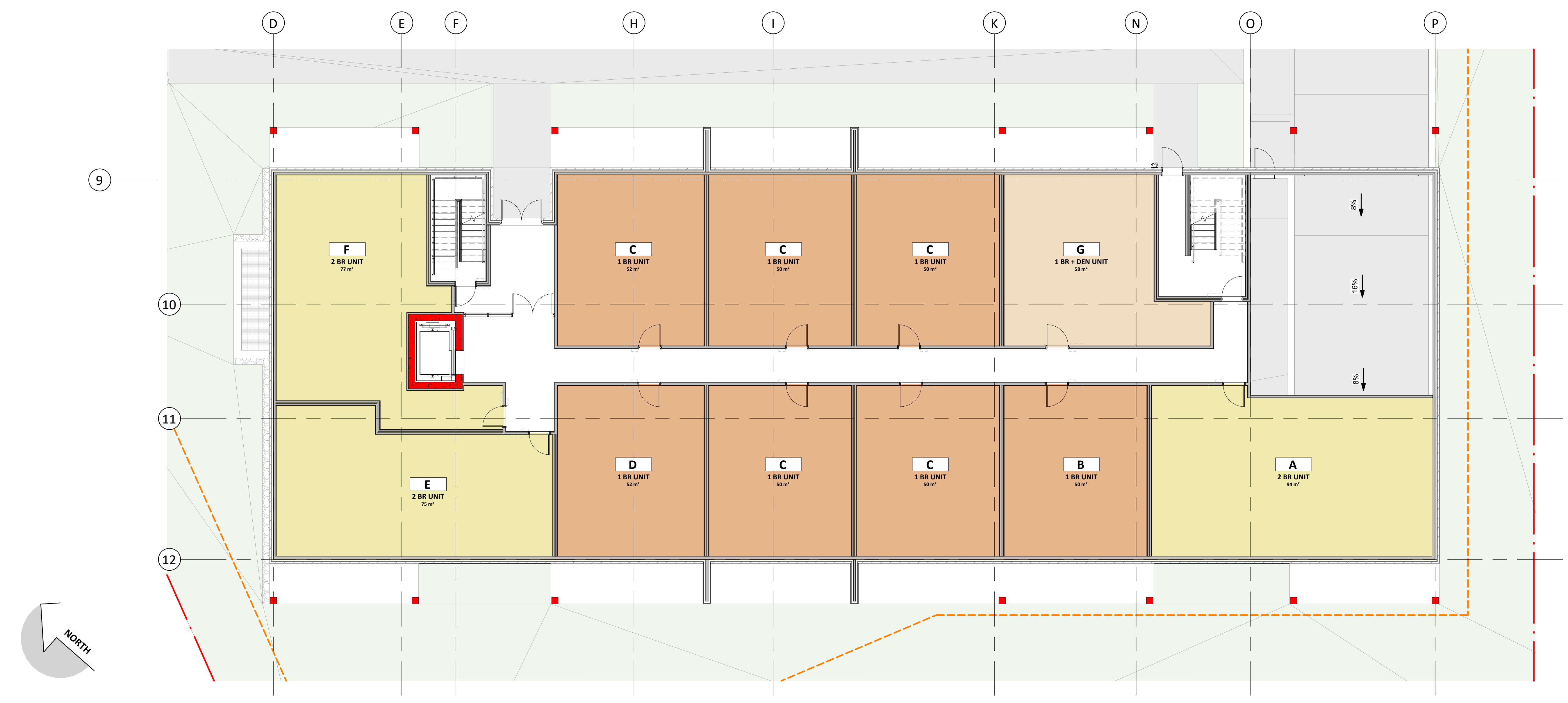
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LEVEL U1
1:150



1 C - LEVEL 1
A351 1:100



2 D - LEVEL 1
A351 1:100

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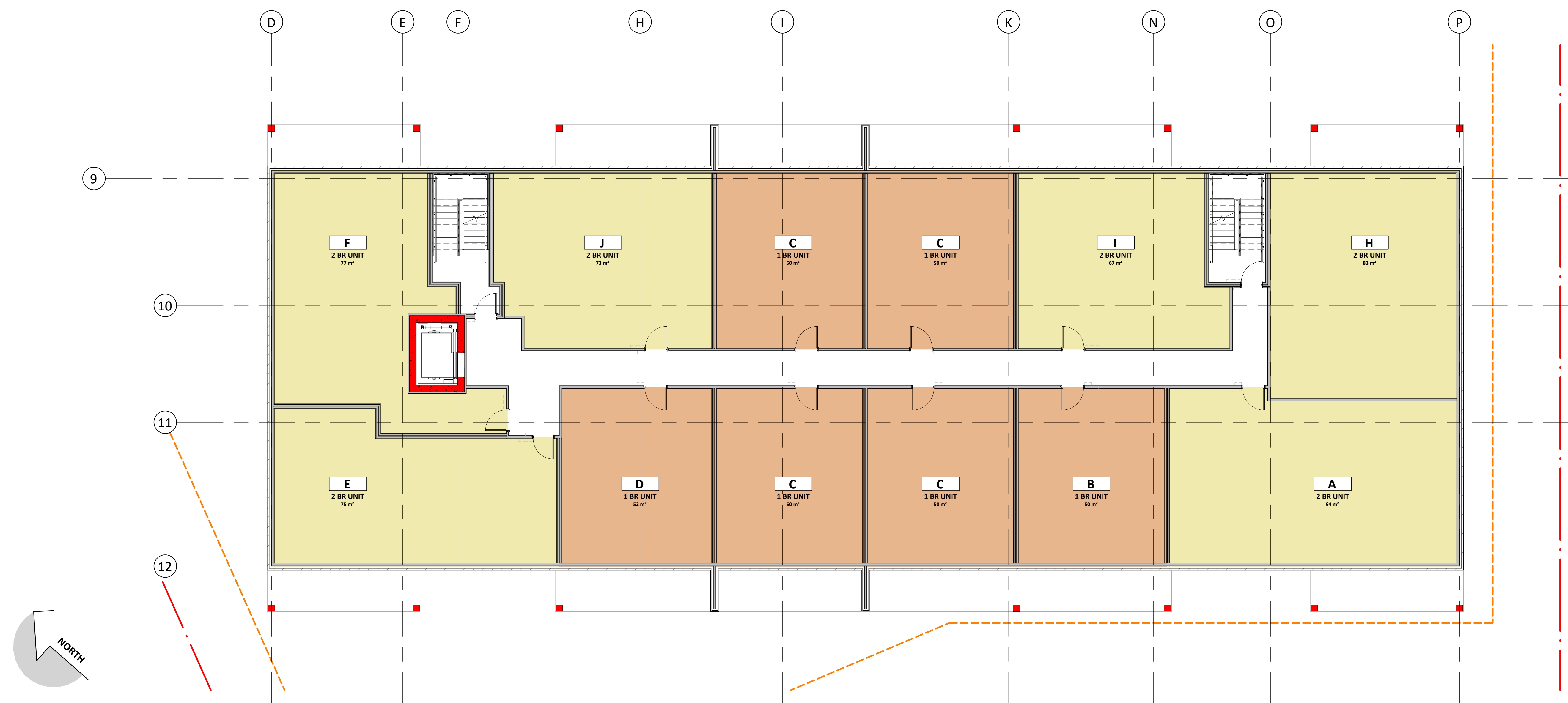
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PROJECT No: 20554
CHECKED: P.POMERLEAU

SHEET TITLE
GROUND FLOOR BUILDINGS C & D

SHEET No
A202



2 C - LEVEL 2
1:100



1 D - LEVEL 2
1:100

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NO	DESCRIPTION	DATE
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NOTE

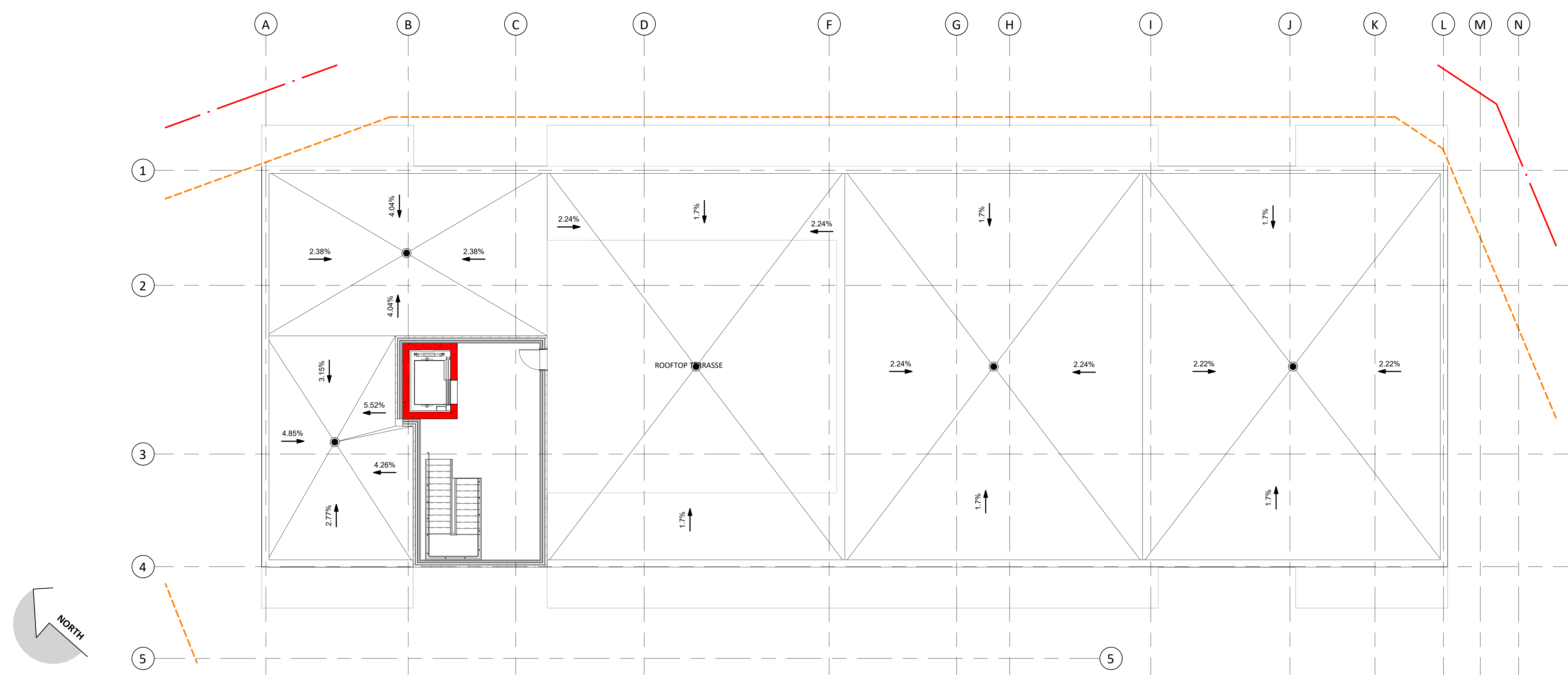
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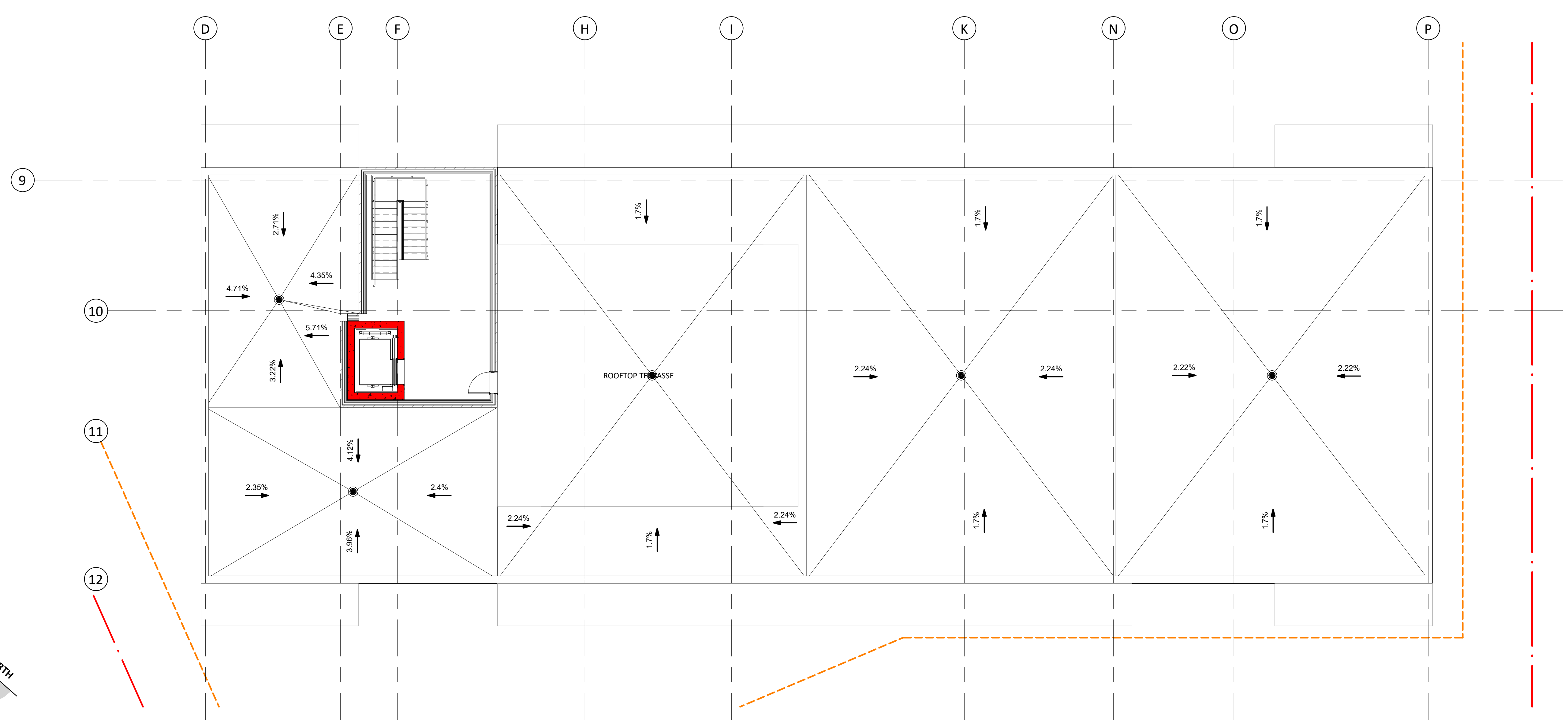
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	P.POMERLEAU
PROJECT No	CHECKED
20554	P.MARTIN

SHEET TITLE
2ND TO 4TH FLOOR BUILDINGS C & D



1 C - ROOF
A351 1:100



2 D - ROOF
A351 1:100

REVISIONS

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PROJECT No: 20554
CHECKED: P.MARTIN

SHEET TITLE
ROOF PLAN BUILDINGS C & D

SHEET No
A204



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



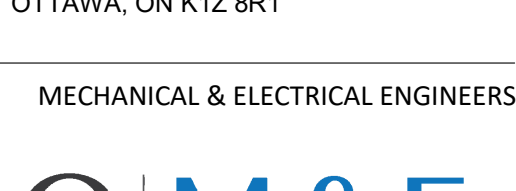
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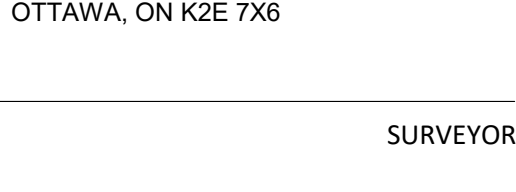
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1565 CARLING AVENUE, SUITE 700, OTTAWA, ON K1Z 8R1



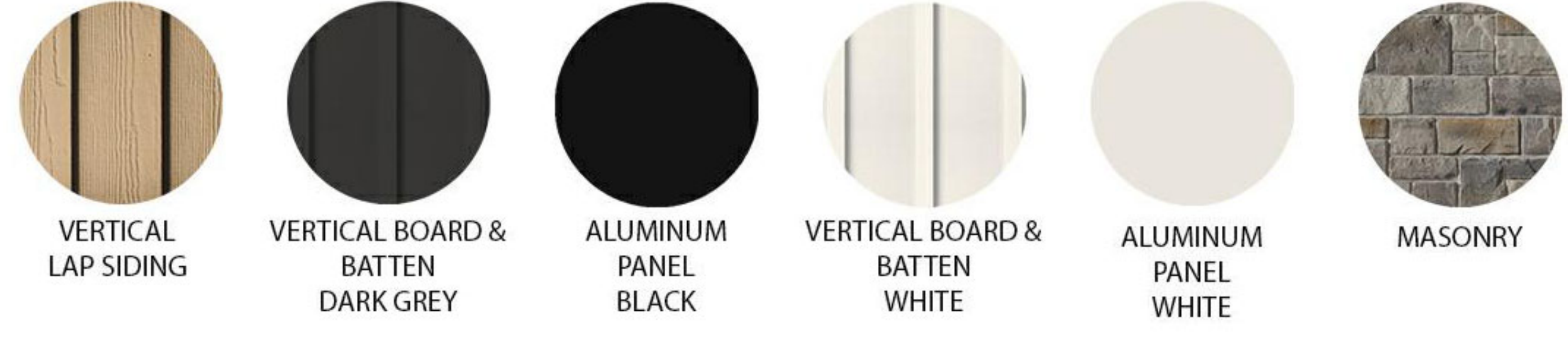
9 GURDWARA ROAD, UNIT 200, OTTAWA, ON K2E 7X6



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



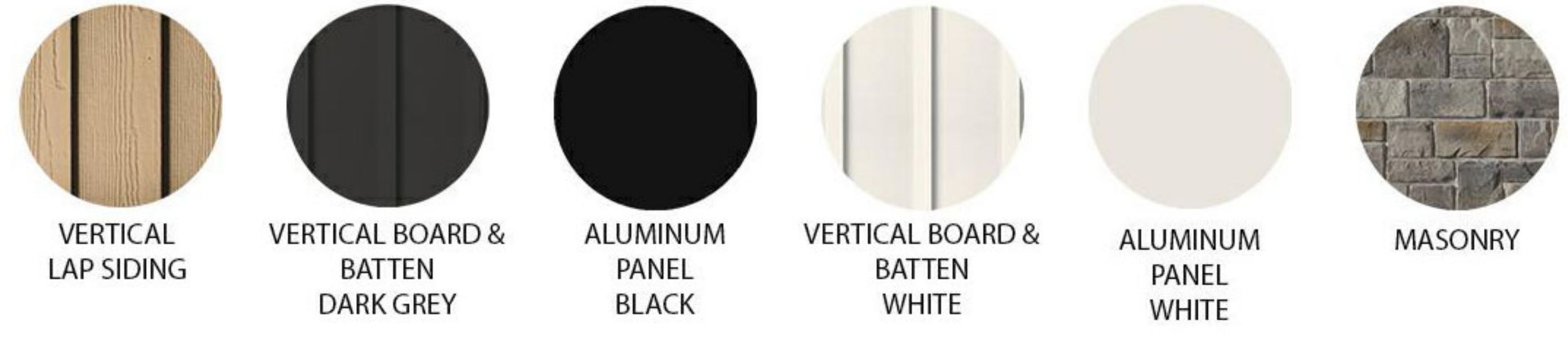
1 EAST ELEVATION - BUILDING C
1:100



2 NORTH ELEVATION - BUILDING C
1:100



3 WEST ELEVATION - BUILDING C
1:100



4 SOUTH ELEVATION - BUILDING C
1:100

NO	DESCRIPTION	DATE
1	ISSUE FOR REVIEW	2024-07-17
2	FOR CITY REVIEW	2024-08-22
3	DATE	

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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DATE	DESIGNED
2024-07-17	P.POMERLEAU
	DRAWN
	P.POMERLEAU
PROJECT No	CHECKED
2054	P.MARTIN
	SHEET TITLE

ELEVATION BUILDING C



1 EAST ELEVATION - BUILDING D
1:100



2 NORTH ELEVATION - BUILDING D
1:100



3 WEST ELEVATION - BUILDING D
1:100



4 SOUTH ELEVATION - BUILDING D
1:100

REVISIONS

NO	DESCRIPTION	DATE
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-05-22

NOTE

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	DRAWN P.POMERLEAU
PROJECT No 20054	CHECKED P.MARTIN

SHEET TITLE
ELEVATION BUILDING D



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



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53, BOUL. SAINT-RAYMOND, GATINEAU, QC J8Y 1R8



1565 CARLING AVENUE, SUITE 700, OTTAWA, ON K1Z 8R1



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



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



1 GENERAL SECTION
1:100

NO	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2024-07-17
2	FOR CITY REVIEW	2024-07-17
3	FOR CITY REVIEW	2024-08-12

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DATE: 2024-07-17
DESIGNED: P.POMERLEAU
DRAWN: P.POMERLEAU
PROJECT No: 20054
CHECKED: P.MARTIN

GENERAL SECTION