



**LEGEND - SITE PLAN**

- LOT LINE
- SETBACKS
- ELECTRICAL LINE
- EASEMENTS
- 0000 GEO
- ÉLEVATION GÉODÉSIQUE
- GRASS
- SIDEWALK
- RADIANT ZONE
- PEA GRAVEL
- ASPHALT
- LANDSCAPED AREA

**SITE INFORMATION & DEVELOPMENT STATISTICS**

LOTS		PIN	04756 - 1337
ZONING			GM(2546) H(14.5)
SITE AREA			
TOTAL SITE AREA:	~5,732.75 m <sup>2</sup> (0.57ha)		
UNITS			
BUILDING A:			
RESIDENTIAL:			48 UNITS
BUILDING B:			
RESIDENTIAL:			36 UNITS
COMMERCIAL SPACES:			~894 m <sup>2</sup>
TOTAL NUMBER OF UNITS:			84 UNITS
TOTAL COMMERCIAL SPACES:			~894 m <sup>2</sup>
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 <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 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 <sup>2</sup> GFA = 30.4		32 (EXTERIOR)
			TOTAL: 134

NUMBER OF CAR PARKING				NUMBER OF BIKE PARKING			
TYPE OF PARKING	LEVEL	NUMBER	SYMBOL	TYPE	LEVEL	NUMBER	
PARKING - COMMERCIAL	GROUND FLOOR - BUILDING B	32	C	BIKE - COMMERCIAL	GROUND FLOOR - BUILDING A	4	
PARKING - RESIDENTIAL	LEVEL U1	86	R	BIKE - RESIDENTIAL	LEVEL U1	36	
PARKING - VISITOR	LEVEL U1	17	V	BIKE - RESIDENTIAL	GROUND FLOOR - BUILDING A	6	
TOTAL		135		TOTAL		42	

STATISTICS - NUMBER OF UNITS - BUILDING A				STATISTICS - AMENITY AREA - BUILDING A			
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED	
1 BED	26	54 m <sup>2</sup>	54%	AMENITY COMMUNAL	145 m <sup>2</sup>	(48*6)*0.5=144m <sup>2</sup>	
2 BED	22	80 m <sup>2</sup>	46%	AMENITY PRIVATE	636 m <sup>2</sup>	(48*6)*0.5=144m <sup>2</sup>	
	48	134 m <sup>2</sup>			781 m <sup>2</sup>		

GFA - CITY OF OTTAWA - BUILDING A				GFA - CITY OF OTTAWA - BUILDING B			
LEVEL	AREA			LEVEL	AREA		
GROUND FLOOR - BUILDING A	771 m <sup>2</sup>			GROUND FLOOR - BUILDING A	777 m <sup>2</sup>		
LEVEL 2	800 m <sup>2</sup>			LEVEL 2	800 m <sup>2</sup>		
LEVEL 3	800 m <sup>2</sup>			LEVEL 3	800 m <sup>2</sup>		
LEVEL 4	800 m <sup>2</sup>			LEVEL 4	800 m <sup>2</sup>		
TOTAL	3172 m <sup>2</sup>			TOTAL	3178 m <sup>2</sup>		

GROSS FLOOR AREA						
LEVEL	GFA	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	BALCONIES
LEVEL U1	3467 m <sup>2</sup>	3467 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
GROUND FLOOR - BUILDING A	992 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	136 m <sup>2</sup>	816 m <sup>2</sup>	159 m <sup>2</sup>
LEVEL 2	958 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	112 m <sup>2</sup>	846 m <sup>2</sup>	159 m <sup>2</sup>
LEVEL 3	958 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	112 m <sup>2</sup>	846 m <sup>2</sup>	159 m <sup>2</sup>
LEVEL 4	958 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	112 m <sup>2</sup>	846 m <sup>2</sup>	159 m <sup>2</sup>
ROOF	210 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	210 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
TOTAL	4037 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	682 m <sup>2</sup>	3355 m <sup>2</sup>	686 m <sup>2</sup>

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	1
TYPE C	1 BED	1	2	1	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	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

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

**NAVAN ROAD DEVELOPMENT**

2983, Navan Road, Orleans, ON K1C 7G4

OWNER: **GROUPHEEFY**

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

ARCHITECTURAL: **PJA PJA ARCHITECTES**

1418 651-8954, INFO@PJAARCHITECTES.COM, 3070, CHEMIN DES QUATRE-BORDEAUX, QUÉBEC (QC) G1Y 2H4, PJAARCHITECTES.COM

**L'Atelier architectes**

53, BOUL. SAINT-RAYMOND, GATINEAU, QC J8Y 1B8

CIVIL ENGINEERS / PLANNER: **J.L. Richards**

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

MECHANICAL & ELECTRICAL ENGINEERS: **M&E ENGINEERING**

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

SURVEYOR: **Stantec**

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

ARCHITECT SEAL: **QUÉBEC ASSOCIATION OF ARCHITECTS**

REVISONS:

FOR SPIC: FILE NUMBER D07-22-24-0128, PLAN NUMBER #19207

**FOR CITY REVIEW DO NOT USE FOR CONSTRUCTION 2025-07-10**

DATE: 2025-07-10, DESIGNED: P.POMERLEAU, DRAWN: P.POMERLEAU, PROJECT No: 20554, CHECKED: P.MARTIN, SHEET TITLE: SITE PLAN - BUILDING A & B, SHEET No: A101

\*\*\* 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 16161384-114.