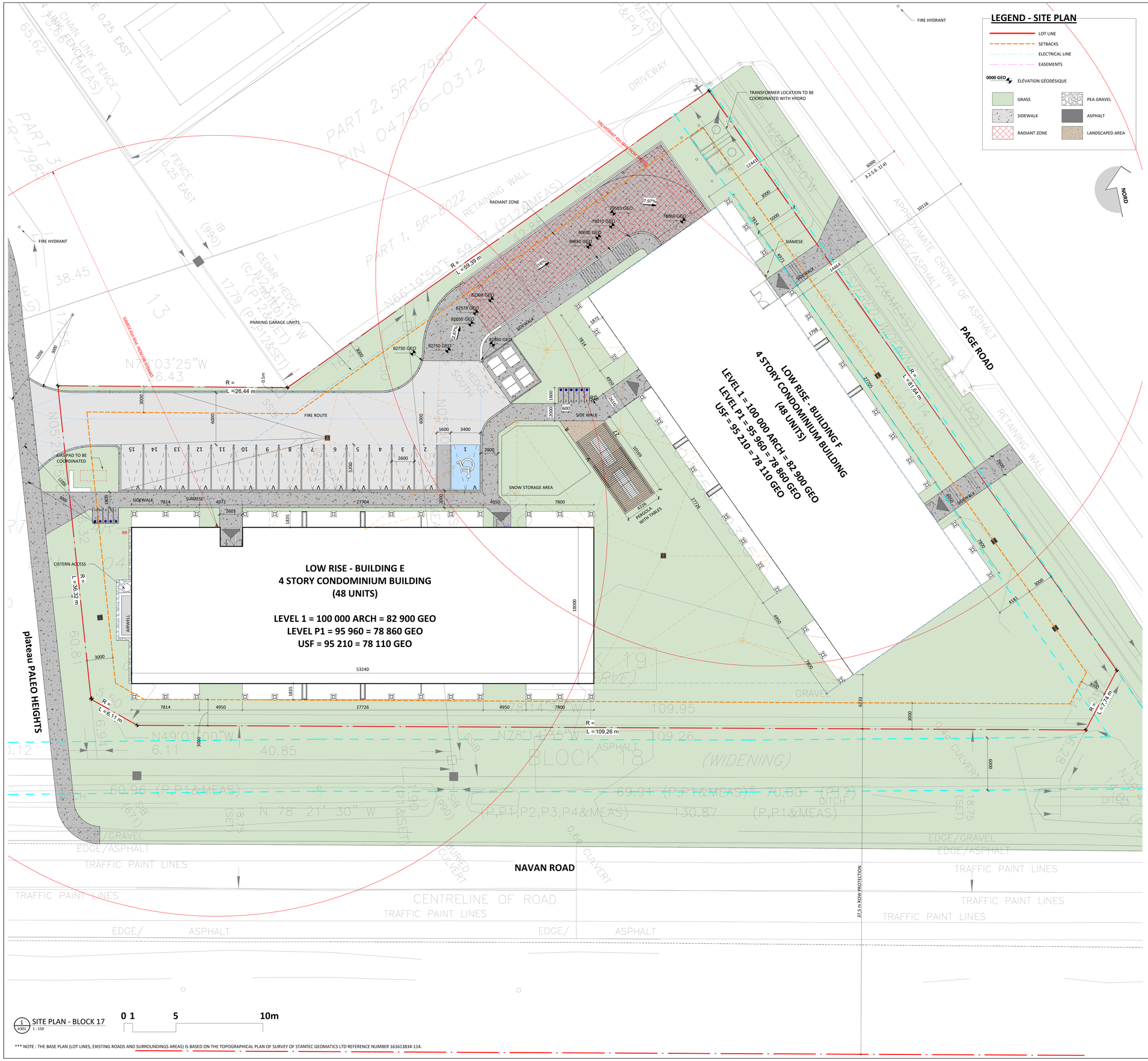

*** NOTE : THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDINGS AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF STANTEC GEOMATICS LTD REFERENCE NUMBER 161613834-114.

SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
	04756 - 1337
ZONING	GM[2546] H(14.5)
SITE AREA	
TOTAL SITE AREA:	~5,547.66 m² (0.55ha)
UNITS	
BUILDING E:	
RESIDENTIAL:	48 UNITS
BUILDING F:	
RESIDENTIAL:	48 UNITS
TOTAL NUMBER OF UNITS:	96 UNITS

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 m²
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 :	3 m	3 m

PARKING RATES	REQUIRED	PROVIDED
BUILDING E:		
R12 - APARTEMENTS	1.0 p/unit = 48	48 (UNDERGROUND)
VISITOR:	0.2 p/unit = 9.6	9 (EXTERIOR)
BUILDING F:		
R12 - APARTEMENTS	1.0 p/unit = 48	48 (UNDERGROUND)
VISITOR:	0.2 p/unit = 9.6	10 (6 EXT. + 4 UG)
		TOTAL: 115

NUMBER OF CAR PARKING

TYPE OF PARKING	LEVEL	NUMBER	SYMBOL
PARKING - RESIDENTIAL	LEVEL P1	96	R
PARKING - VISITOR	GROUND	15	V
PARKING - VISITOR	LEVEL P1	4	V
TOTAL		115	

NUMBER OF BIKE PARKING

TYPE	LEVEL	NUMBER
BIKE - HORIZONTAL	LEVEL U1	18
BIKE - HORIZONTAL	GROUND	11
		29
BIKE - VERTICAL	LEVEL U1	30
		30
TOTAL		59

STATISTICS - NUMBER OF UNITS - BUILDING E

TYPE	NUMBER	AV. AREA	DISTRIBUTION
1 BED	26	53 m²	54%
2 BED	22	81 m²	46%
	48	134 m²	

STATISTICS - AMENITY AREA - BUILDING E

TYPE	AREA	REQUESTED
AMENITY COMMUNAL	147 m²	(48*6)*0.5=144m2
AMENITY PRIVATE	603 m²	(48*6)*0.5=144m2
	750 m²	

STATISTICS - NUMBER OF UNITS - BUILDING F

TYPE	NUMBER	AV. AREA	DISTRIBUTION
1 BED	26	53 m²	54%
2 BED	22	80 m²	46%
	48	133 m²	

STATISTICS - AMENITY AREA - BUILDING F

TYPE	AREA	REQUESTED
AMENITY COMMUNAL	147 m²	(48*6)*0.5=144m2
AMENITY PRIVATE	603 m²	(48*6)*0.5=144m2
	750 m²	

GFA - CITY OF OTTAWA - BUILDING E

LEVEL	AREA
E - LEVEL 1	771 m²
E - LEVEL 2	800 m²
E - LEVEL 3	800 m²
E - LEVEL 4	800 m²
TOTAL	3170 m²

GFA - CITY OF OTTAWA - BUILDING F

LEVEL	AREA
E - LEVEL 1	751 m²
E - LEVEL 2	803 m²
E - LEVEL 3	803 m²
E - LEVEL 4	803 m²
TOTAL	3159 m²

SURFACE AREAS PER TYPE

LEVEL	GFA	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	BALCONIES
	3451 m²	3451 m²	0 m²	0 m²	0 m²	0 m²
	3451 m²	3451 m²	0 m²	0 m²	0 m²	0 m²
BUILDING E						
LEVEL 1	952 m²	0 m²	0 m²	139 m²	813 m²	151 m²
LEVEL 2	958 m²	0 m²	0 m²	119 m²	840 m²	151 m²
LEVEL 3	958 m²	0 m²	0 m²	119 m²	840 m²	151 m²
<multiples>	958 m²	0 m²	0 m²	119 m²	840 m²	151 m²
ROOF	226 m²	0 m²	0 m²	226 m²	0 m²	0 m²
	4053 m²	0 m²	0 m²	720 m²	3333 m²	603 m²
BUILDING F						
LEVEL 1	952 m²	0 m²	0 m²	162 m²	790 m²	151 m²
LEVEL 2	958 m²	0 m²	0 m²	118 m²	840 m²	151 m²
LEVEL 3	957 m²	0 m²	0 m²	117 m²	840 m²	151 m²
<multiples>	958 m²	0 m²	0 m²	118 m²	840 m²	151 m²
ROOF	226 m²	0 m²	0 m²	226 m²	0 m²	0 m²
	4051 m²	0 m²	0 m²	741 m²	3310 m²	603 m²

STATISTICS - UNITS DESCRIPTION

UNIT TYPE	BEDROOM	KITCHEN SINK	BATH SINK	TOILETS	SHOWER/ TUB	SHOWER	DISHWASHER	CLOTHES WASHER
BUILDING E								
TYPE A	2 BED	1	2	2	1	1	1	1
TYPE B	1 BED	1	2	1		1	1	1
TYPE C	1 BED	1	2	2	1		1	1
TYPE D	1 BED	1	1	1	1		1	1
TYPE E	2 BED	1	3	2	1	1	1	1
TYPE F	2 BED	1	2	2	1		1	1
TYPE G	1 BED	1	2	2	1		1	1
TYPE H	2 BED	1	2	2	1	1	1	1
TYPE I	2 BED	1	3	2	1	1	1	1
TYPE J	2 BED	1	3	2	1	1	1	1
BUILDING F								
TYPE A	2 BED	1	2	2	1	1	1	1
TYPE B	1 BED	1	2	1		1	1	1
TYPE C	1 BED	1	2	2	1		1	1
TYPE D	1 BED	1	1	1	1		1	1
TYPE E	2 BED	1	3	2	1	1	1	1
TYPE F	2 BED	1	2	2	1		1	1
TYPE G	1 BED	1	2	2	1		1	1
TYPE H	2 BED	1	2	2	1	1	1	1
TYPE I	2 BED	1	3	2	1	1	1	1
TYPE J	2 BED	1	3	2	1	1	1	1

PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans, ON K1C 7G4

OWNER

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

ARCHITECTURAL

PMA ARCHITECTES
(418) 651-8954
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BOURGEOIS QUÉBEC (QC) G1W 2K4
PMAARCHITECTES.COM

L'Atelier architectes
53, BOUL. SAINT-RAYMOND, GATINEAU, QC J8Y 1R8

CIVIL ENGINEERS / PLANNER

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS
1565 CARLING AVENUE, SUITE 700, OTTAWA, ON K1Z 8R1

MECHANICAL & ELECTRICAL ENGINEERS

Q|M&E ENGINEERING
9 GURDWARA ROAD, UNIT 200, OTTAWA, ON K2E 7X6

SURVEYOR

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

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
9	FOR CITY REVIEW	2025-12-19
8	FOR CITY REVIEW	2025-11-24
7	FOR CITY REVIEW	2025-07-10
6	FOR CITY REVIEW	2025-03-02
5	FOR REVISION 30%	2024-10-23
4	FOR CITY REVIEW	2024-09-11
3	FOR CITY REVIEW	2024-08-20
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-07-17

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-LAWS. DO NOT SCALE DRAWINGS.

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED. ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED BY THE ARCHITECT.

FOR SPC
FILE NUMBER **D07-12-24-0128**
PLAN NUMBER **#19207**

FOR CITY REVIEW
DO NOT USE FOR CONSTRUCTION
2025-12-19

DATE 2025-12-19
DESIGNED P.POMERLEAU
DRAWN P.POMERLEAU
PROJECT No 20054
CHECKED P.MARTIN

SHEET TITLE

SITE PLAN - BLOCK 17

SHEET No

A101

Autodesk Docs://NAVAN ROAD/20054_DEV-NAVAN_CONDO_17_R24.rvt