



SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
04756 - 1337	
ZONING	GM(2546) H(14.5)
TOTAL SITE AREA:	~5,547.66 m ² (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 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
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 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
BIKE - VERTICAL	LEVEL U1	30
		30

STATISTICS - NUMBER OF UNITS - BUILDING E

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

STATISTICS - AMENITY AREA - BUILDING E

TYPE	AREA	REQUESTED
AMENITY COMMUNAL	147 m ²	(48*6)*0.5=144m ²
AMENITY PRIVATE	603 m ²	(48*6)*0.5=144m ²
TOTAL	750 m ²	

STATISTICS - NUMBER OF UNITS - BUILDING F

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

STATISTICS - AMENITY AREA - BUILDING F

TYPE	AREA	REQUESTED
AMENITY COMMUNAL	147 m ²	(48*6)*0.5=144m ²
AMENITY PRIVATE	603 m ²	(48*6)*0.5=144m ²
TOTAL	750 m ²	

PROFORMA

LEVEL	GFA	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	BALCONIES
	3451 m ²	3451 m ²	0 m ²	0 m ²	0 m ²	0 m ²
	3451 m ²	3451 m ²	0 m ²	0 m ²	0 m ²	0 m ²
BUILDING E						
LEVEL 1	952 m ²	0 m ²	0 m ²	139 m ²	813 m ²	151 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	119 m ²	840 m ²	151 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	119 m ²	840 m ²	151 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	119 m ²	840 m ²	151 m ²
Roofs	226 m ²	0 m ²	0 m ²	226 m ²	0 m ²	0 m ²
TOTAL	4053 m ²	0 m ²	0 m ²	720 m ²	3333 m ²	603 m ²
BUILDING F						
LEVEL 1	952 m ²	0 m ²	0 m ²	162 m ²	790 m ²	151 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	118 m ²	840 m ²	151 m ²
LEVEL 3	957 m ²	0 m ²	0 m ²	117 m ²	840 m ²	151 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	118 m ²	840 m ²	151 m ²
Roofs	226 m ²	0 m ²	0 m ²	226 m ²	0 m ²	0 m ²
TOTAL	4051 m ²	0 m ²	0 m ²	741 m ²	3310 m ²	603 m ²

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	2	1	1	1	1
TYPE C	1 BED	1	2	2	1	1	1	1
TYPE D	1 BED	1	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	1
TYPE G	1 BED	1	2	2	1	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	2	1	1	1	1
TYPE C	1 BED	1	2	2	1	1	1	1
TYPE D	1 BED	1	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	1
TYPE G	1 BED	1	2	2	1	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

Heafey GROUP

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

ARCHITECTURAL

PJA PMA ARCHITECTES

(418) 651-9554 INFO@PMAARCHITECTES.COM 3070, CHEMIN DES QUATRE-BORGEONS QUÉBEC (QC) G1W 2W4 PMAARCHITECTES.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 K1Z 6R1

MECHANICAL & ELECTRICAL ENGINEERS

M&E ENGINEERING

9 GURDWARA ROAD, UNIT 200, OTTAWA, ON K2C 7X6

SURVEYOR

Stantec

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

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2025-11-24
2	FOR CITY REVIEW	2025-07-30
3	FOR CITY REVIEW	2024-09-02
4	FOR CITY REVIEW	2024-09-02
5	FOR CITY REVIEW	2024-09-02
6	FOR CITY REVIEW	2024-09-02
7	FOR CITY REVIEW	2024-09-02
8	FOR CITY REVIEW	2024-09-02
9	FOR CITY REVIEW	2024-09-02
10	FOR CITY REVIEW	2024-09-02

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-LAWS. DO NOT SCALE DRAWINGS.

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FOR SPC
FILE NUMBER **001-22-24-0128**
PLAN NUMBER **#19207**

FOR CITY REVIEW DO NOT USE FOR CONSTRUCTION
2025-11-24

DATE 2025-11-24 DESIGNED P.POMERLEAU
DRAWN P.POMERLEAU
PROJECT No 2054 CHECKED P.MARTIN
SHEET TITLE
SITE PLAN - BLOCK 17

SHEET No
A101