

20054

NAVAN DEVELOPMENT - BLOCK 17

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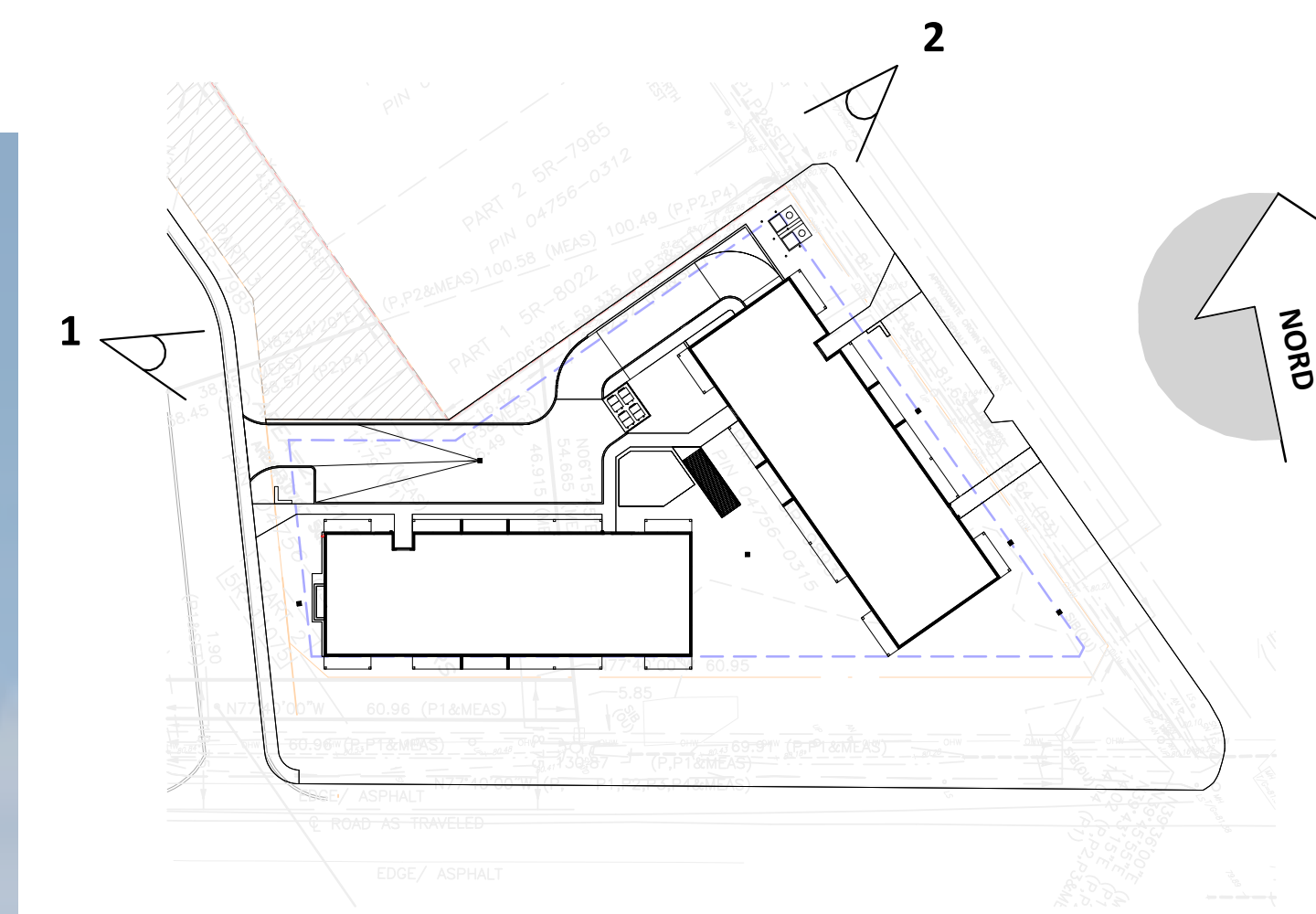


20054 NAVAN DEVELOPMENT - BLOCK 17

ARCHITECTURE

FOR CITY REVIEW

2024-07-17



NAVAN ROAD DEVELOPMENT

2983, Nawan Road, Orleans,
ON K1C 7G4



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



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3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2K4

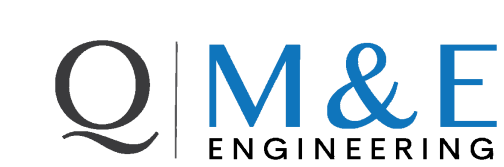
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53, BOUL. SAINT-RAYMOND,
GATINEAU, QC J8Y 1R8



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

REVISIONS:

1	FOR CITY REVIEW	2024-07-
NO	DESCRIPTION	DAT

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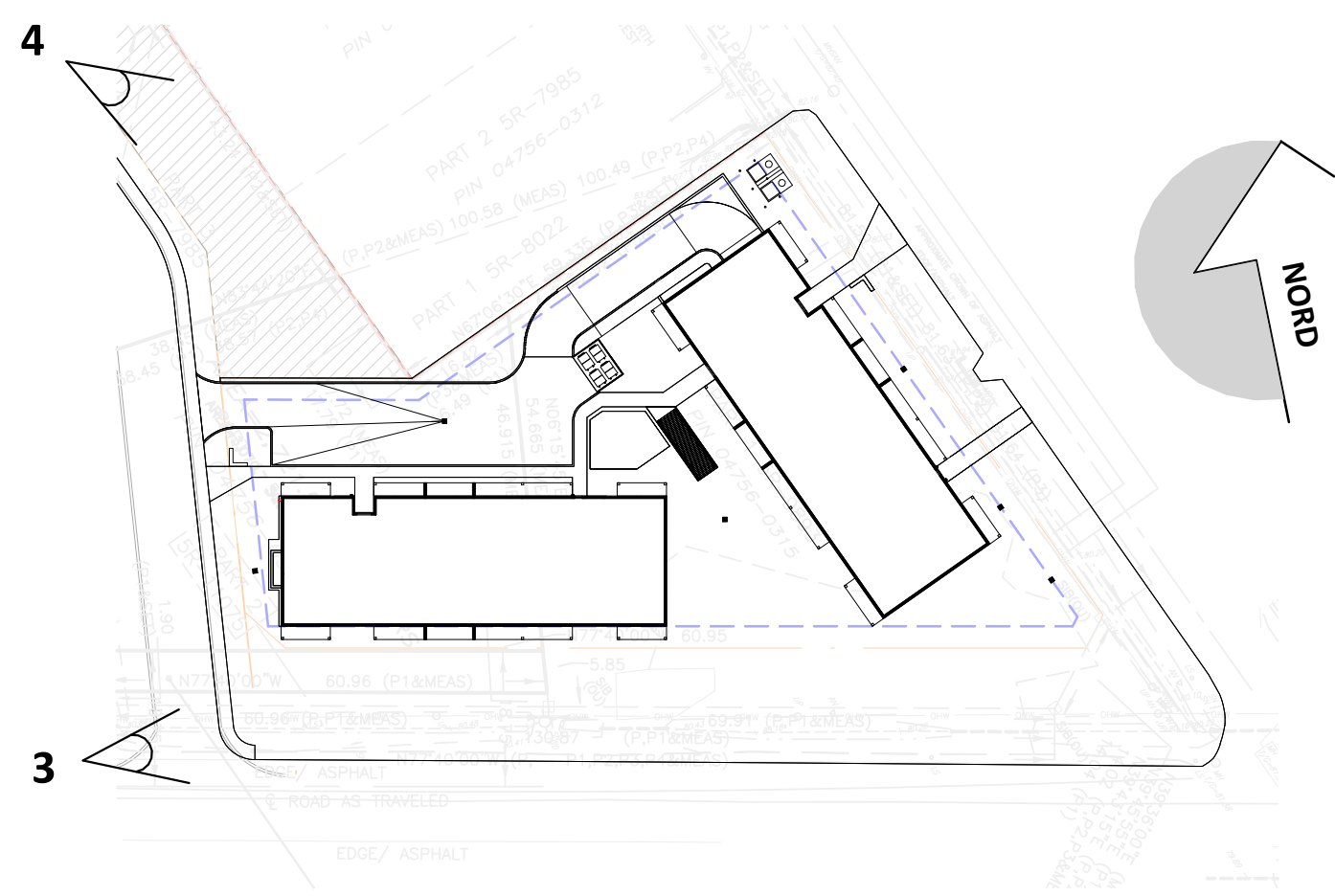
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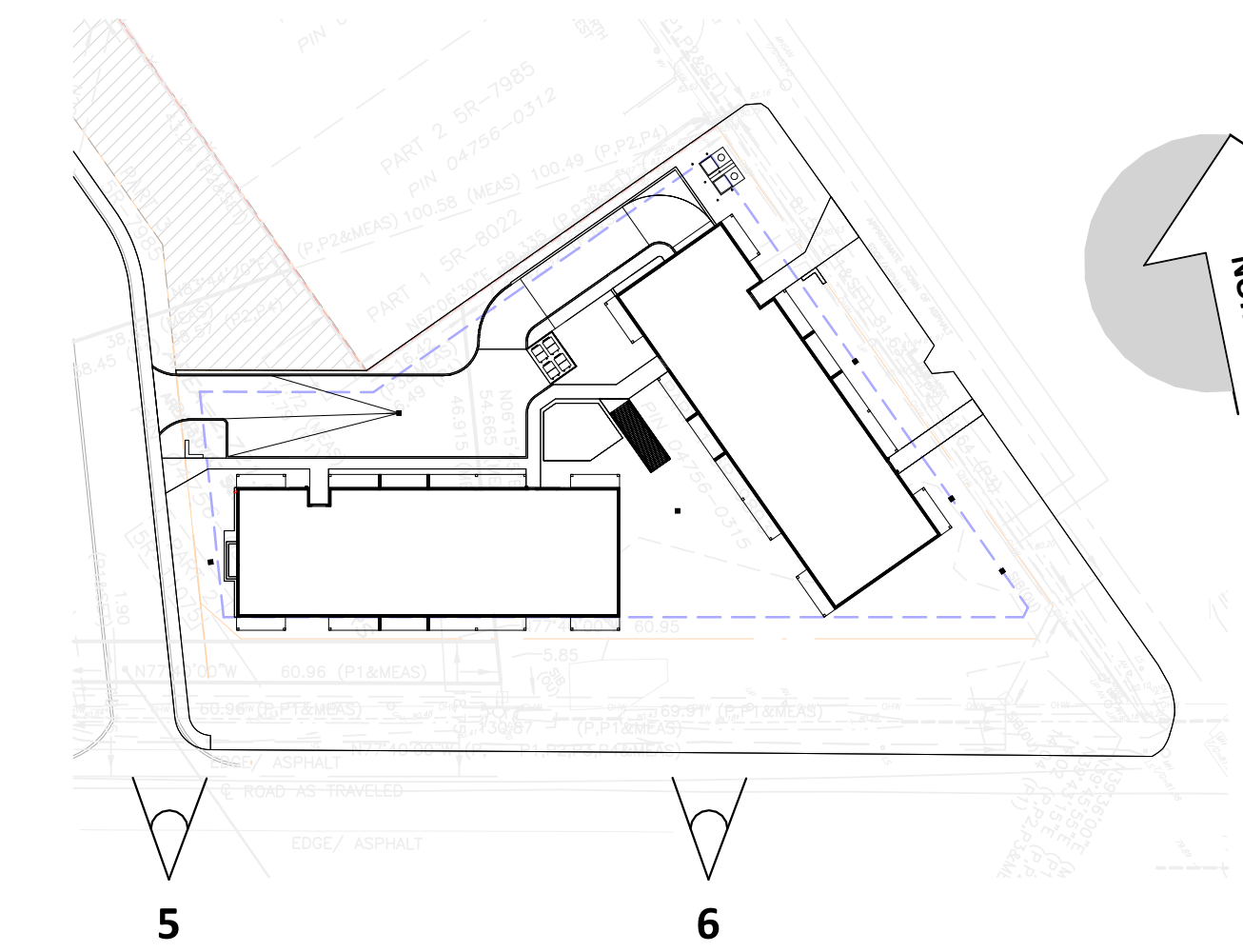
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DATE 2024-04-23	DESIGNER P. POMERLEAU
DRAWN T. NADON	CHECKED P. MARTEL
PROJECT No 20054	

SHEET TITLE

RENDERING

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[illegible]

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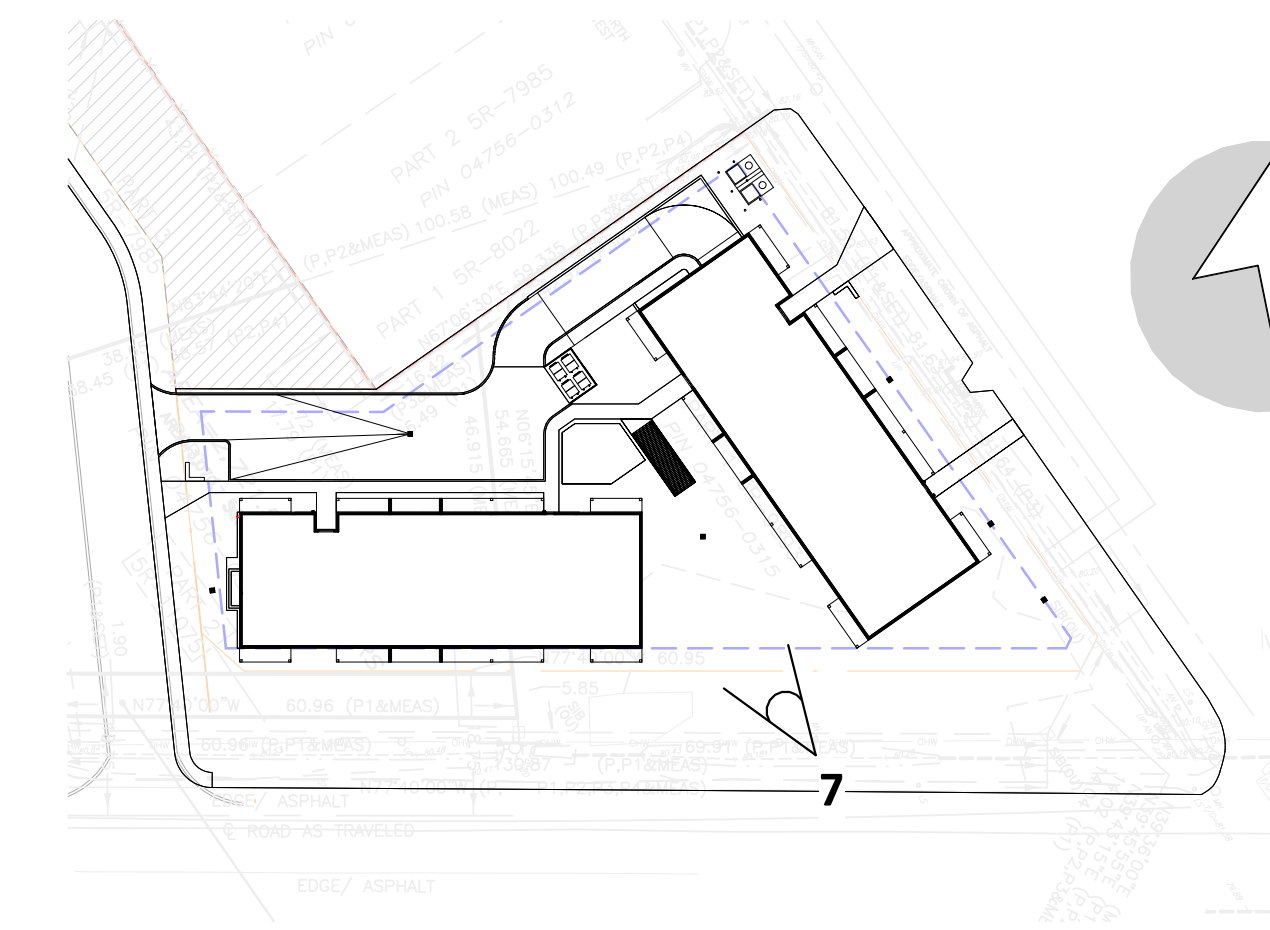
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DATE	DESIGNED
2024-04-23	P.POMERLEAU
	DRAWN
	T.NADEAU
PROJECT No	CHECKED
20054	P.MARTIN

SHEET TITLE

RENDERINGS



PROJECT

NAVAN ROAD DEVELOPMENT

2983, Nawan Road, Orleans,
ON K1C 7G4

OWNERS



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

ARCHITECTURAL



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GATINEAU, QC J8Y 1R8

CIVIL ENGINEERS / PLANNERS



J.E. Richards
ENGINEERS - ARCHITECTS - PLANNER

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

MECHANICAL & ELECTRICAL ENGINEERING



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

SURVEYOR



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

ARCHITECT SEAS

REVISIONS:

[illegible]

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DATE _____

2024-04-23

DESIGNED

P. POMERLEAU

DRAWN

T. NADEAU

PROJECT No

20054

CHECKED

P. MARTIN

SHEET TITLE

RENDERINGS

SHEET NO.

A002.4

NAVAN ROAD
DEVELOPMENT2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

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

ARCHITECTURAL

(416) 851-8564
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ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS

1965 CARLING AVENUE, SUITE 700,
OTTAWA, ON K1Z 8R1

SURVEYOR

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

KEY PLAN

ARCHITECT SEAL

REVISIONS

11	FOR CITY REVIEW	2024-07-17
10	FOR CITY REVIEW	2024-07-25
9	FOR CITY REVIEW	2024-08-08
8	FOR CITY REVIEW	2024-08-28
7	FOR COORDINATION	2024-09-04
6	FOR COORDINATION	2024-09-11
5	FOR COORDINATION	2024-09-18
4	FOR COORDINATION	2024-09-25
3	FOR COORDINATION	2024-10-02
2	FOR COORDINATION	2024-10-09
1	FOR COORDINATION	2024-10-16
NO	DESCRIPTION	DATE

NAVAN ROAD
DEVELOPMENT2983, Navan Road, Orleans,
ON K1C 7G4

OWNER



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QUÉBEC (QC) G1W 2H4
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MECHANICAL & ELECTRICAL ENGINEERS

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

SURVEYOR

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OTTAWA, ON K2G 3G4

ARCHITECT SEAL

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ARCHITECT SEAL

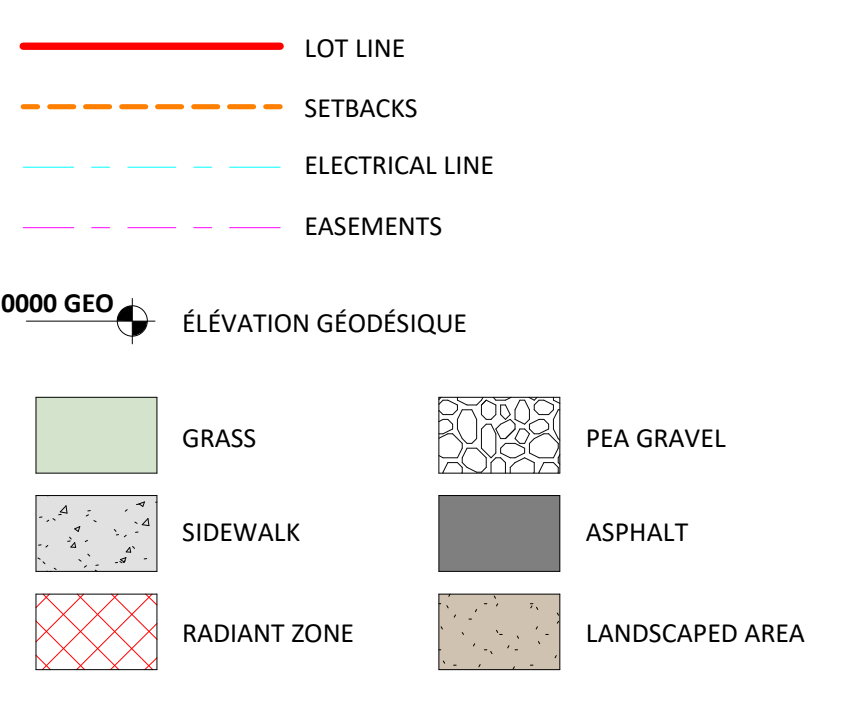
1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2G 3G4

ARCHITECT SEAL

1331 CLYDE AVENUE, SUITE 400,
OTTAWA, ON K2G 3G4

ARCHITECT SEAL

LEGEND - SITE PLAN



SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
	04756 - 1337
ZONING	GM(2546) H(14.5)
SITE AREA	
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				NUMBER OF BIKE PARKING		
TYPE OF PARKING	LEVEL	NUMBER	SYMBOL	TYPE	LEVEL	NUMBER
PARKING - RESIDENTIAL	LEVEL U1	96	R	BIKE	LEVEL U1	39
PARKING - VISITOR	GROUND	15	V	BIKE	GROUND	8
PARKING - VISITOR	LEVEL U1	4	V			
TOTAL		115				47

STATISTICS - NUMBER OF UNITS - BUILDING E				STATISTICS - AMENITY AREA - BUILDING E		
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED
1 BED	26	53 m ²	54%	AMENITY COMMUNAL	147 m ²	(48*9)*0.5=144m2
2 BED	22	81 m ²	46%	AMENITY PRIVATE	603 m ²	<multiples>
	48	134 m ²			750 m ²	
STATISTICS - NUMBER OF UNITS - BUILDING F				STATISTICS - AMENITY AREA - BUILDING F		
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED
1 BED	26	53 m ²	54%	AMENITY COMMUNAL	147 m ²	(48*9)*0.5=144m2
2 BED	22	80 m ²	46%	AMENITY PRIVATE	603 m ²	<multiples>
	48	133 m ²			750 m ²	

GROSS FLOOR AREA						
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
<multiples>	958 m ²	0 m ²	0 m ²	119 m ²	840 m ²	151 m ²
ROOF	226 m ²	0 m ²	0 m ²	226 m ²	0 m ²	0 m ²
	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
<multiples>	958 m ²	0 m ²	0 m ²	118 m ²	840 m ²	151 m ²
ROOF	226 m ²	0 m ²	0 m ²	226 m ²	0 m ²	0 m ²
	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	1	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	1	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

FOR SPC
FILE NUMBER D07-12-24-0120
PLAN NUMBER #192081 SITE PLAN - BLOCK 17
A301 1:150

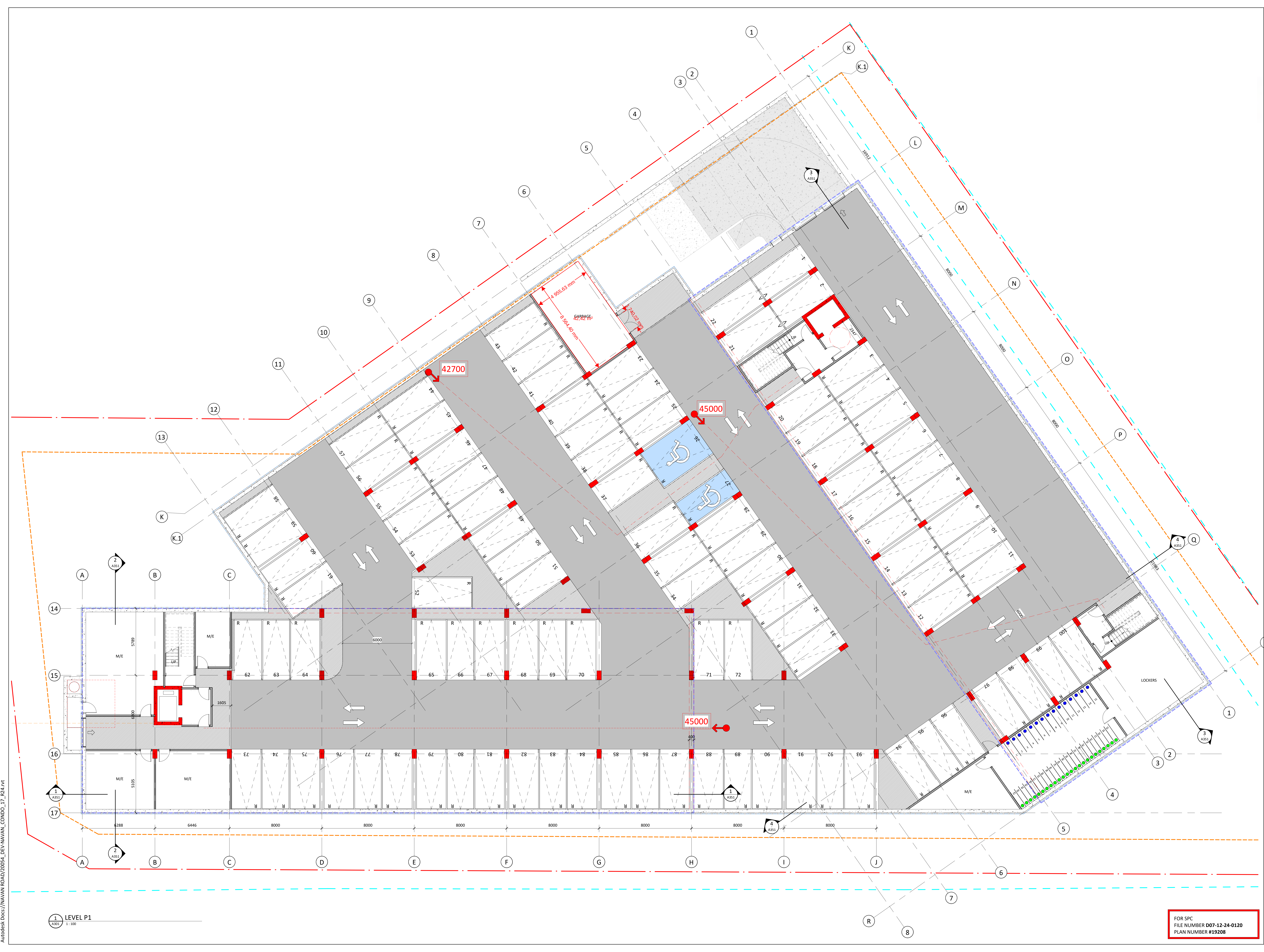
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*** NOTE : THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDINGS AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF STANTEC GEOMATICS LTD REFERENCE NUMBER 161613834-114.

NO	DESCRIPTION	DATE
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2	FOR CITY REVIEW	2024-09-12
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99	FOR CITY REVIEW	2024-09-12
100	FOR CITY REVIEW	2024-09-12

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1 LEVEL P1
1:100

FOR SPC
FILE NUMBER D07-12-24-0120
PLAN NUMBER #19208

P1	NOTES SPÉCIFIQUES AUX PLANS D'ÉTAGES
#	Description
P1	Text



PROJECT

NAVAN ROAD
DEVELOPMENT

2983, Navan Road, Orleans,
ON K2C 7G4

OWNER



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

ARCHITECTURAL



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CIVIL ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS

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

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	100 CITY REVIEW	2024-01-17

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DATE
2024-04-23

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

PROJECT No
20054

CHECKED
P.MARTIN

SHEET TITLE

GROUND FLOOR BUILDINGS E & F

SHEET No

A202

2983, Navan Road, Orleans,
ON K1C 7G4

2983, Navan Road, Orleans,
ON K1C 7G4

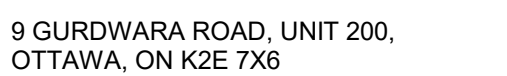


CIVIL ENGINEERS / PLANNERS

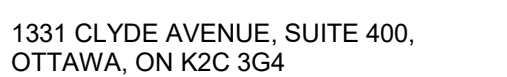


1565 CARLING AVENUE, SUITE 700,
OTTAWA, ON K1Z 8R1

MECHANICAL & ELECTRICAL ENGINEERING

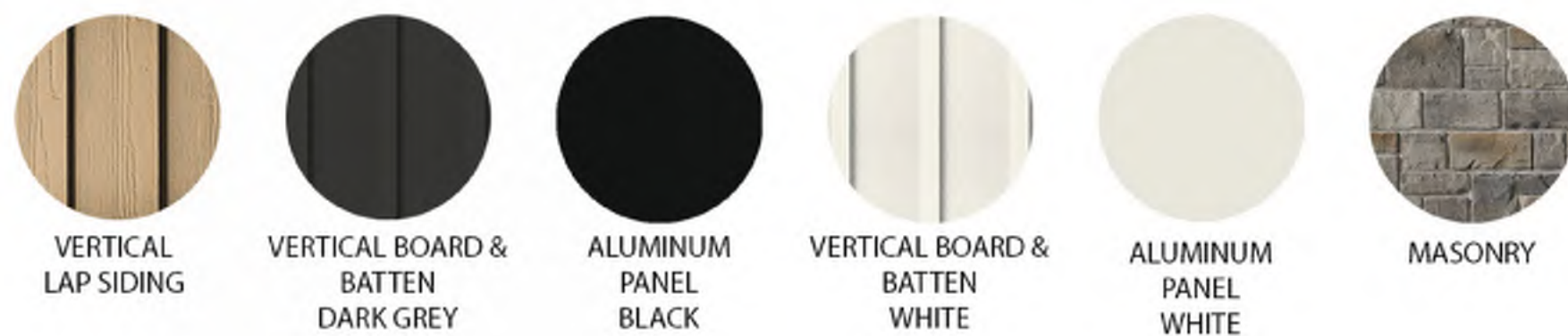


SURVEYOR

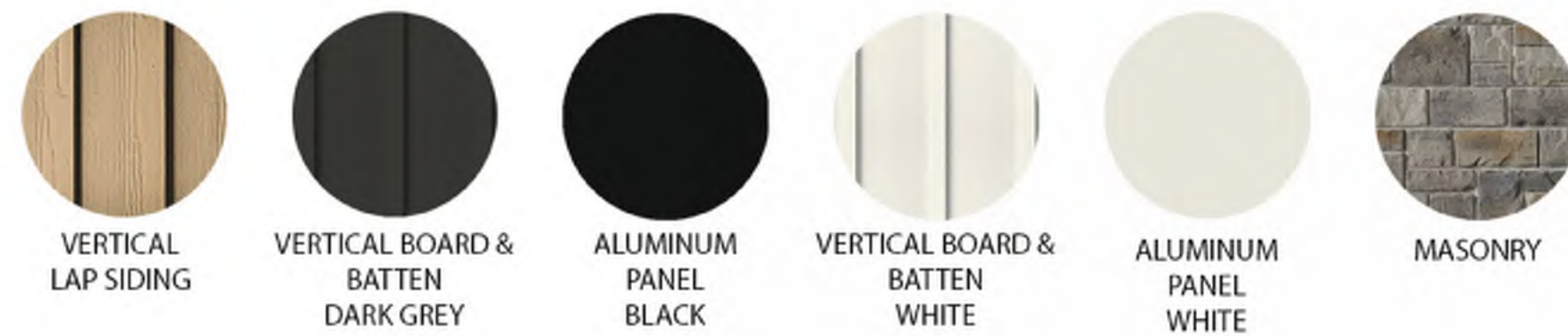


ARCHITECT SEA

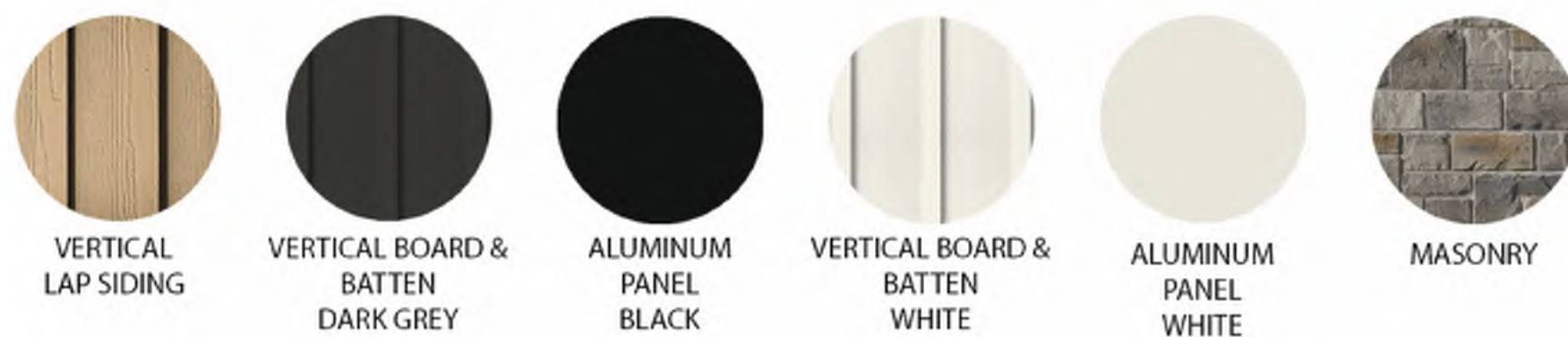
APPROVED
By sevignyjo at 4:54 pm, Sep 02, 2026



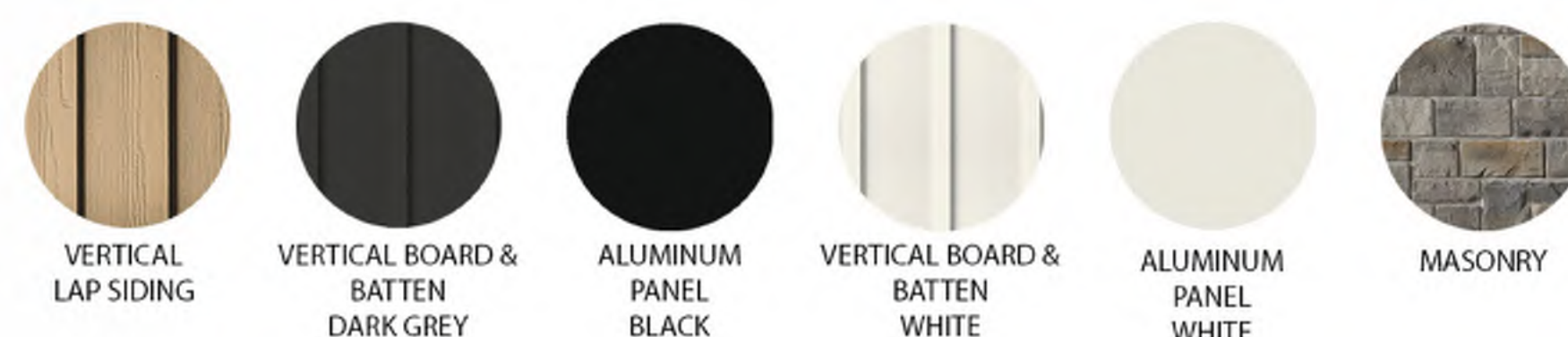
1 EAST ELEVATION - BUILDING F
A101 1:150



2 SOUTH ELEVATION - BUILDING F
A101 1:150



3 WEST ELEVATION - BUILDING F
A101 1:150



4 SOUTH ELEVATION - BUILDING F

REVISION:

[illegible]

NOTES

IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AT 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
2024-04-23	P.POMERLEAU

DRAWN
P. POMERLEAU

PROJECT No	CHECKED
20054	P. MARTIN

SHEET TITLE

ELEVATION BUILDING F

ELEVATION BUILDING F

SHEET NO. _____

A302

