

20054

NAVAN DEVELOPMENT - BLOCK 14

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20054

NAVAN DEVELOPMENT - BLOCK 14

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

OWNER

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

ARCHITECTURAL

(418) 651-8954
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3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2M4
PMAARCHITECTES.COM53, BOUL. SAINT-RAYMOND,
GATINEAU, QC J8Y 1R8

CIVIL ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS

1965 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 K2C 3G4

ARCHITECT SEAL



8767

REVISONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2020-04-02
2	FOR CITY REVIEW	2020-04-02
3	FOR CITY REVIEW	2020-04-02
4	FOR CITY REVIEW	2020-04-02
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97	FOR CITY REVIEW	2020-04-02
98	FOR CITY REVIEW	2020-04-02
99	FOR CITY REVIEW	2020-04-02
100	FOR CITY REVIEW	2020-04-02

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FILE NUMBER **D07-12-24-0128**
PLAN NUMBER **#19207**DATE
2025-03-02DESIGNED
P.POMERLEAUDRAWN
P.POMERLEAUPROJECT NO
20054CHECKED
P.MARTINSHEET TITLE
GLOBAL SITE PLAN

SHEET NO

A100

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		
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:	~52,680.757 m ² (5.26ha)
TOTAL DEVELOPABLE AREA:	~41,769.178 m ² (4.17ha)
NET SITE AREA:	~30,341.826 m ² (3.03ha)

UNITS	
TOWNHOUSES:	
MAIN UNIT:	67 UNITS
BASEMENT UNIT:	48 UNITS
TOTAL NUMBER OF UNITS:	115 UNITS
BLOCK 01:	
1 X RESIDENTIAL APARTMENT BUILDING	48 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~899 m ²
BLOCK 02:	
1 X RESIDENTIAL APARTMENT BUILDING	47 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~899 m ²
BLOCK 03:	
2 X RESIDENTIAL APARTMENT BUILDING	96 UNITS
TOTAL NUMBER OF UNITS:	397 UNITS
TOTAL COMMERCIAL SPACES:	~1,798 m ²

	REQUIRED	PROVIDED
MAXIMUM DENSITY	NO MAX.	102 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/main 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 D (CORNER UNIT):	236 m ²
TOWNHOUSE D:	225 m ²
TOTAL MODEL 01 (A8BB8BBA):	1,968 m ²
TOTAL MODEL 02 (A8BB8BBA):	1,729 m ²
TOTAL MODEL 03 (A8BB8BA):	1,490 m ²
TOTAL MODEL 04 (CDDCDDC):	1,611 m ²
TOTAL MODEL 05 (CDDCDDC):	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.

2983, NAVAN ROAD - SITE PLAN
1:500

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

OWNER

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

ARCHITECTURAL

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GATINEAU, QC J8Y 1R8

CIVIL ENGINEERS / PLANNER



ENGINEERS - ARCHITECTS - PLANNERS

1965 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 K2C 3G4

ARCHITECT SEAL



REVISIONS

NO	DESCRIPTION	DATE
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10	FOR CITY REVIEW	2024-03-02

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FOR SPC
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PLAN NUMBER **#19207**

DATE
2025-03-02DESIGNED
P.POMERLEAUDRAWN
P.POMERLEAUPROJECT No
20054CHECKED
P.MARTIN

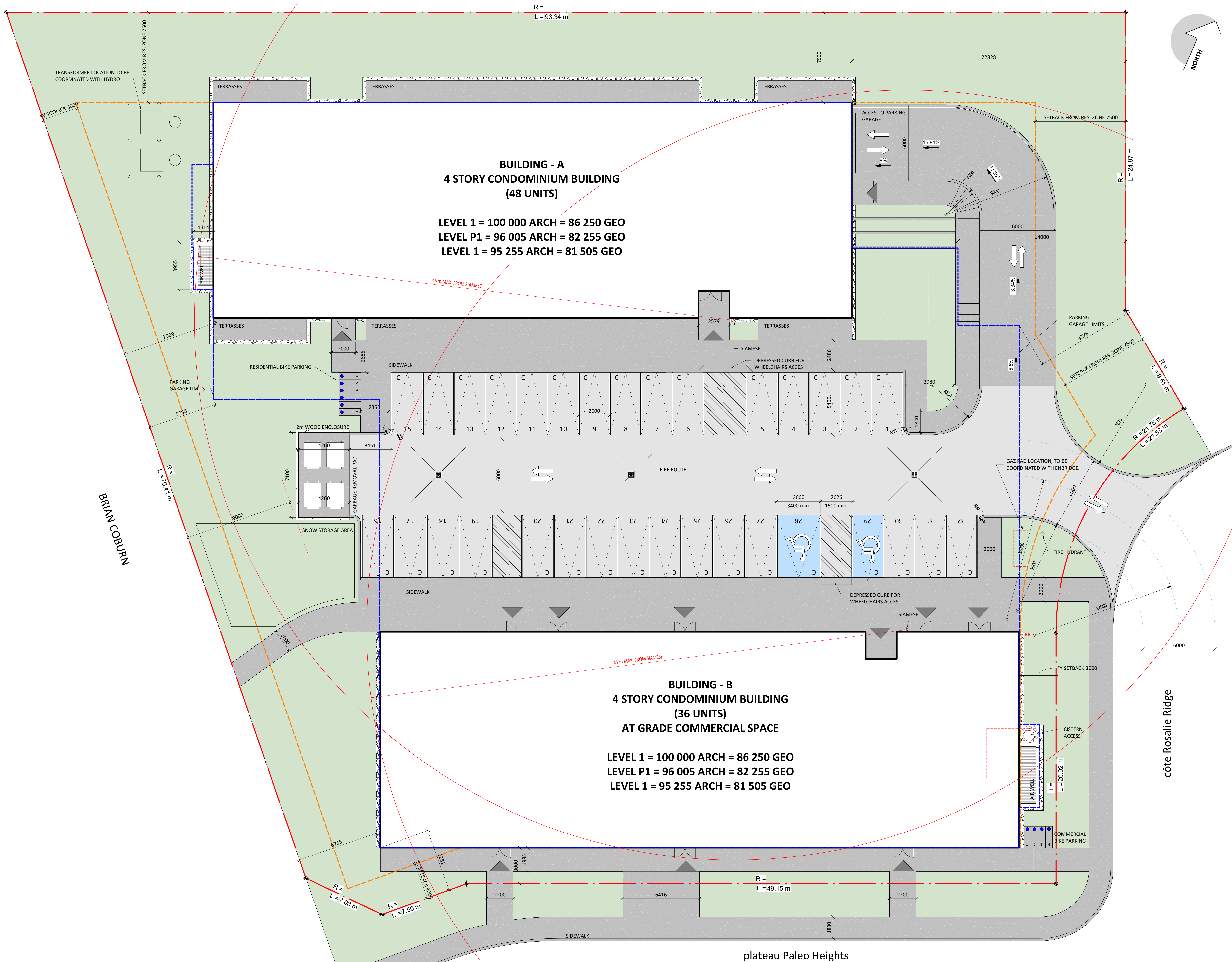
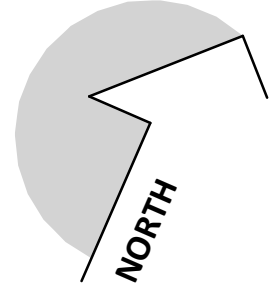
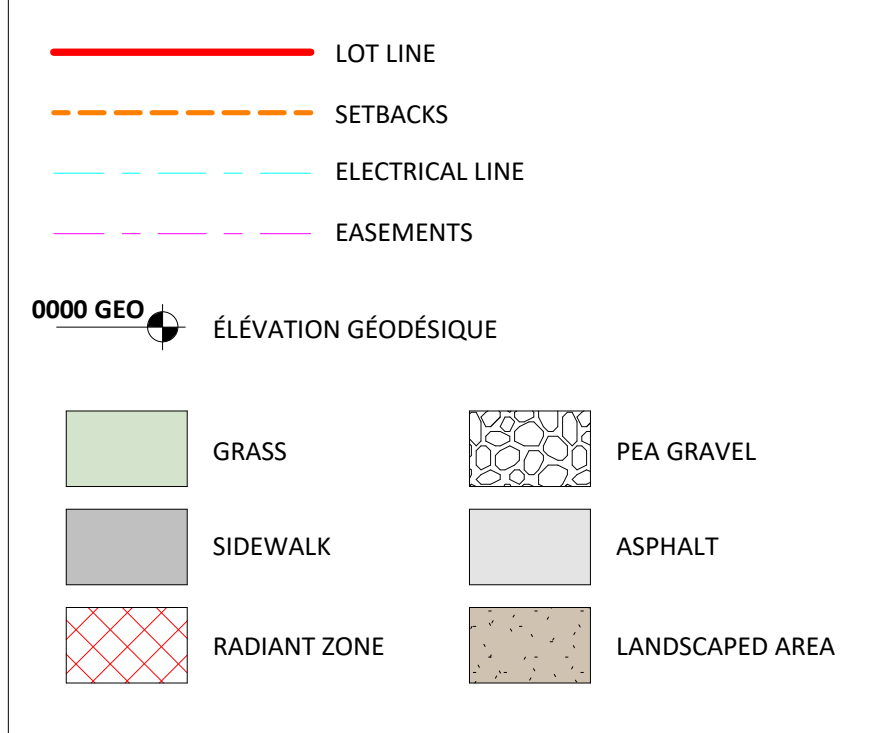
SHEET TITLE

SITE PLAN - BUILDING A & B

SHEET No

A101

LEGEND - SITE PLAN



1 SITE PLAN - BLOCK 14 0 1 5 10m

*** 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
6	FOR CITY REVIEW	2023-03-02
5	FOR REVIEW	2024-10-10
4	FOR CITY REVIEW	2024-09-13
3	FOR CITY REVIEW	2024-07-17
2	FOR CITY REVIEW	2024-03-08
1	FOR CITY REVIEW	2023-10-14

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PLAN NUMBER **#19207**

DATE
2025-03-02

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

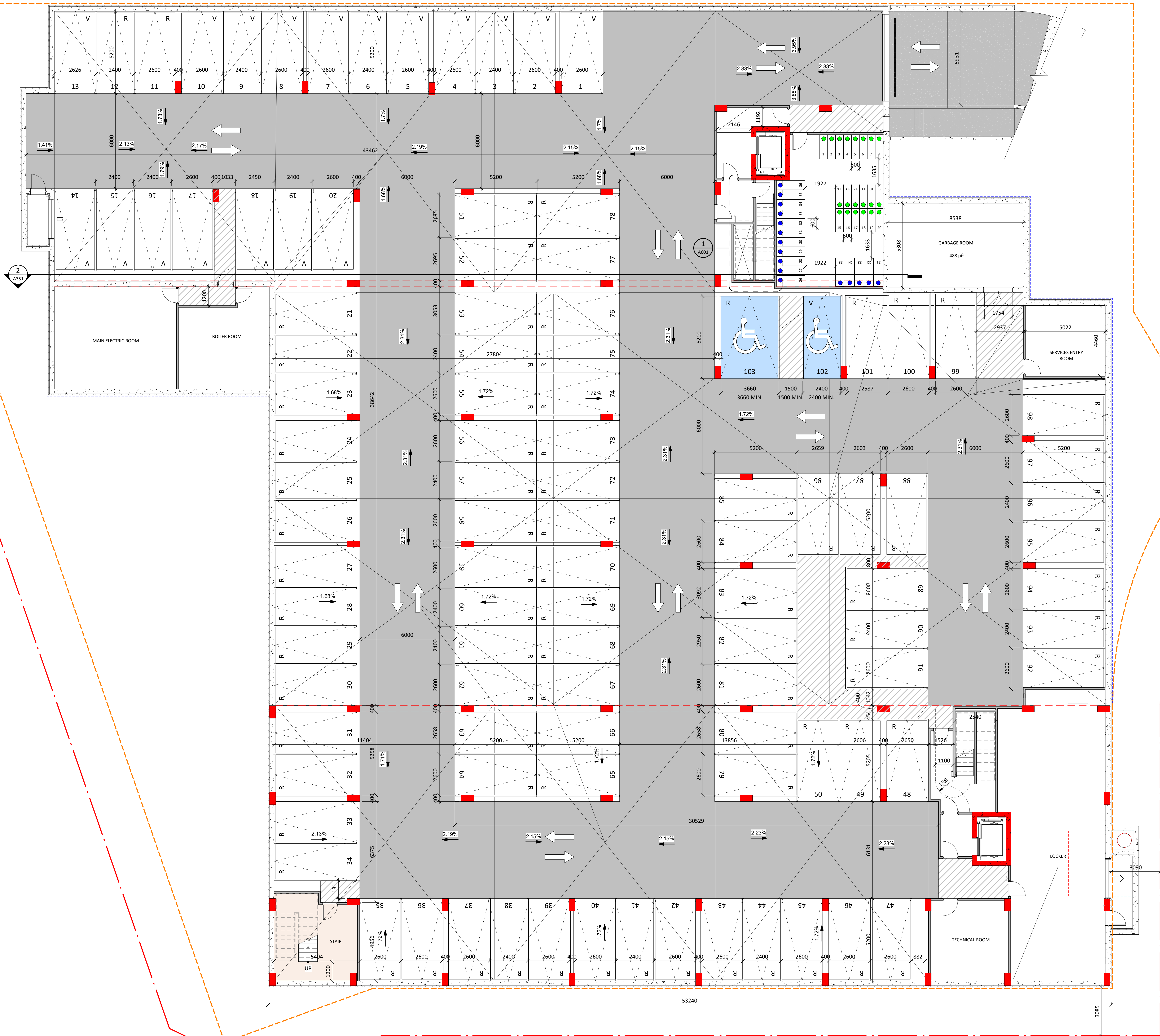
PROJECT No
20054

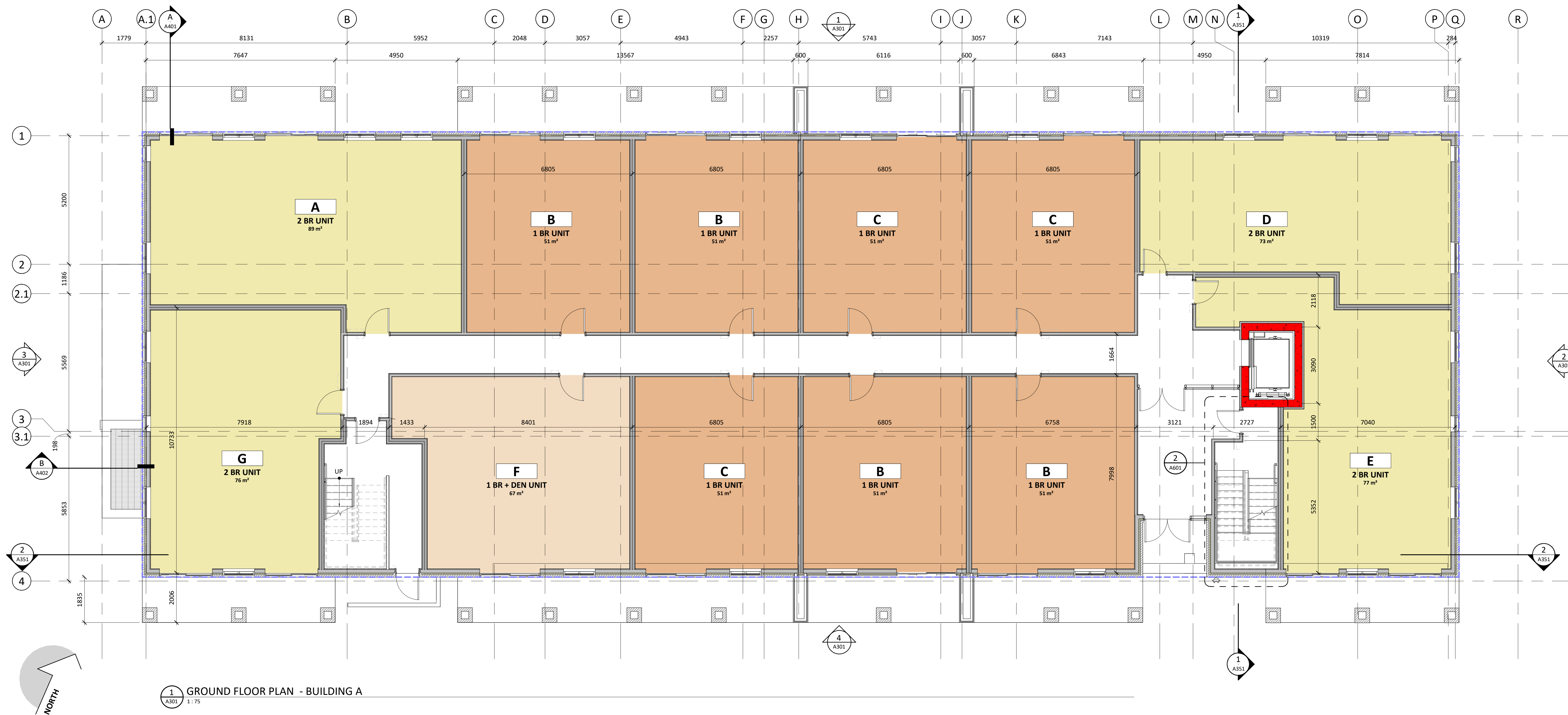
CHECKED
P.MARTIN

SHEET TITLE

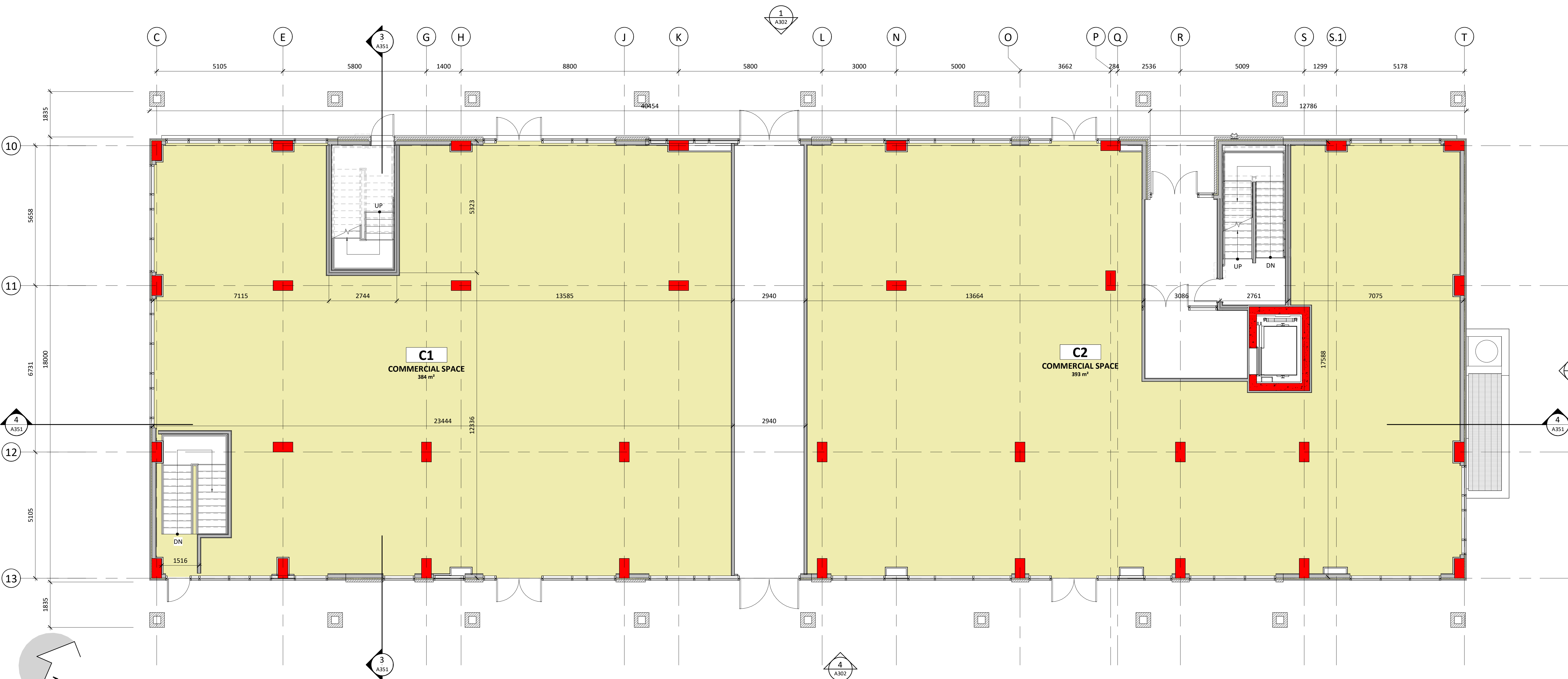
LEVEL U1

51	NOTES SPÉCIFIQUES AUX PLANS DE SOUS-SOL
#	Description
51	Text





1 GROUND FLOOR PLAN - BUILDING A



2 GROUND FLOOR PLAN - BUILDING B

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

PMA ARCHITECTES

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L'Atelier architectes

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CIVIL ENGINEERS / PLANNER

J.L. Richards

ENGINEERS - ARCHITECTS - PLANNERS

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

MECHANICAL & ELECTRICAL ENGINEERS

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

ONTARIO ASSOCIATION OF ARCHITECTS

PIERRE MARTIN LICENCE 8767

REVISIONS		
NO	DESCRIPTION	DATE
4	FOR CITY REVIEW	2025-03-02
3	FOR REVIEW ONLY	2024-10-23
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-03-02
1	FOR CITY REVIEW	2023-12-14

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

DATE	DESIGNED
2025-03-02	P.POMERLEAU

PROJECT No	CHECKED
20054	P.MARTIN

SHEET TITLE

GROUND FLOOR - BUILDING A & B

SHEET No
A202

PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

GROUP

Heafey

GROUP

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

ARCHITECTURAL

PM

MAA

ARCHITECTES

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QUÉBEC (QC) G1W 2H4
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L'Atelier

architectes

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

CIVIL ENGINEERS / PLANNER

JR

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 K2E 7X6

SURVEYOR

Stantec

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

ARCHITECT SEAL

ONTARIO ASSOCIATION
OF
ARCHITECTS

Pierre Martin

8767

REVISIONS

NO	DESCRIPTION	DATE
4	FOR CITY REVIEW	2025-03-02
3	FOR REVIEW ONLY	2024-10-23
2	FOR CITY REVIEW	2024-07-17
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2025-03-02

DESIGNED
P.POMERLEAU

DRAWN
A. BUCHILLON

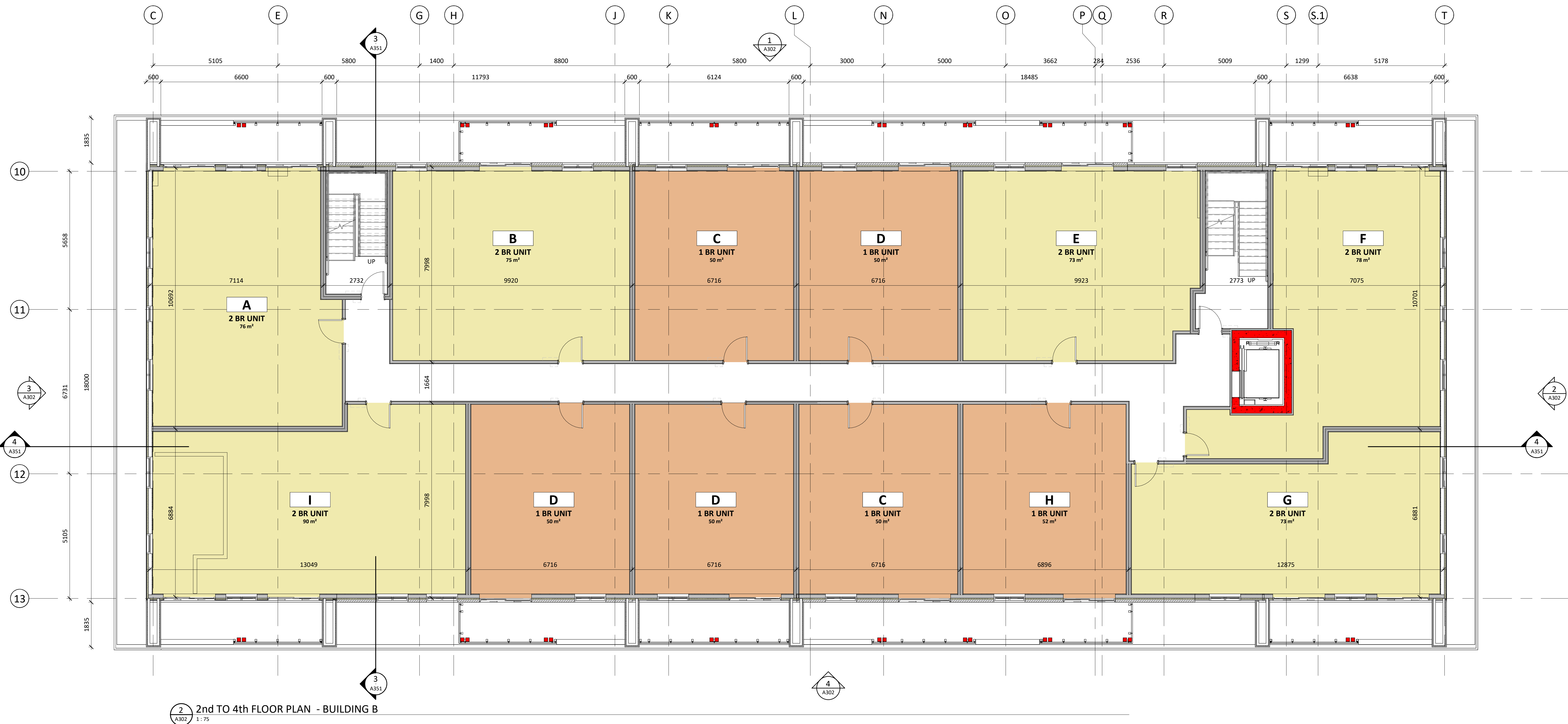
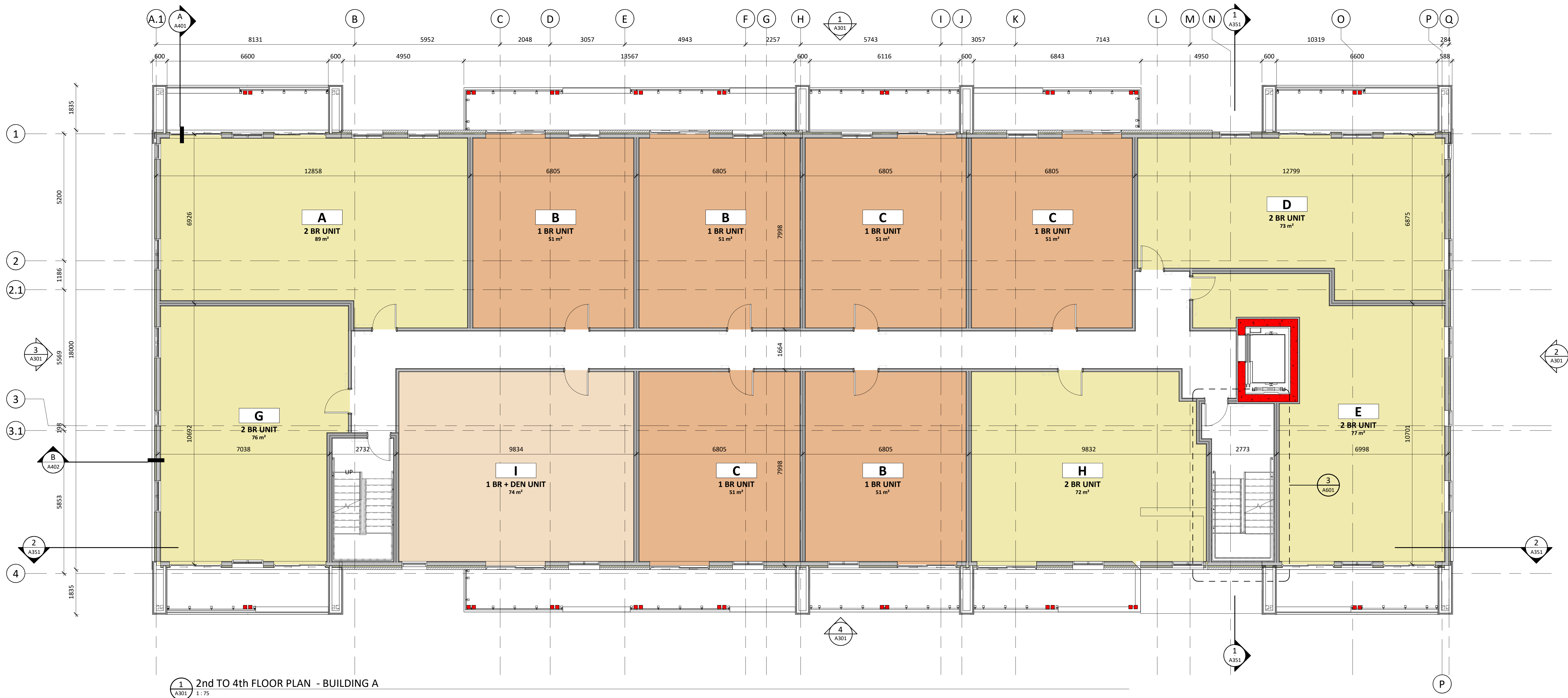
PROJECT No
20054

CHECKED
P.MARTIN

SHEET TITLE

2nd to 4th FLOOR - BUILDING A
& B

SHEET No
A203



REVISION:

6	FOR CITY REVIEW	2025-03-02
5	FOR REVISION 30%	2024-10-25
3	FOR CITY REVIEW	2024-07-17
2	FOR CITY REVIEW	2024-03-04
1	FOR CITY REVIEW	2023-12-14
NO	DESCRIPTION	DATE

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2025-03-02	P. POMERIEAU

DRAWN
A. BUCHHOLZ

PROJECT No	CHECKED
20054	P. MARTIN

SHEET TITLE

ROOF PLAN - BUILDING A & B

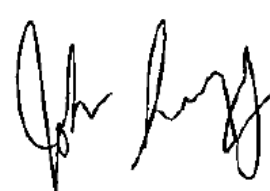
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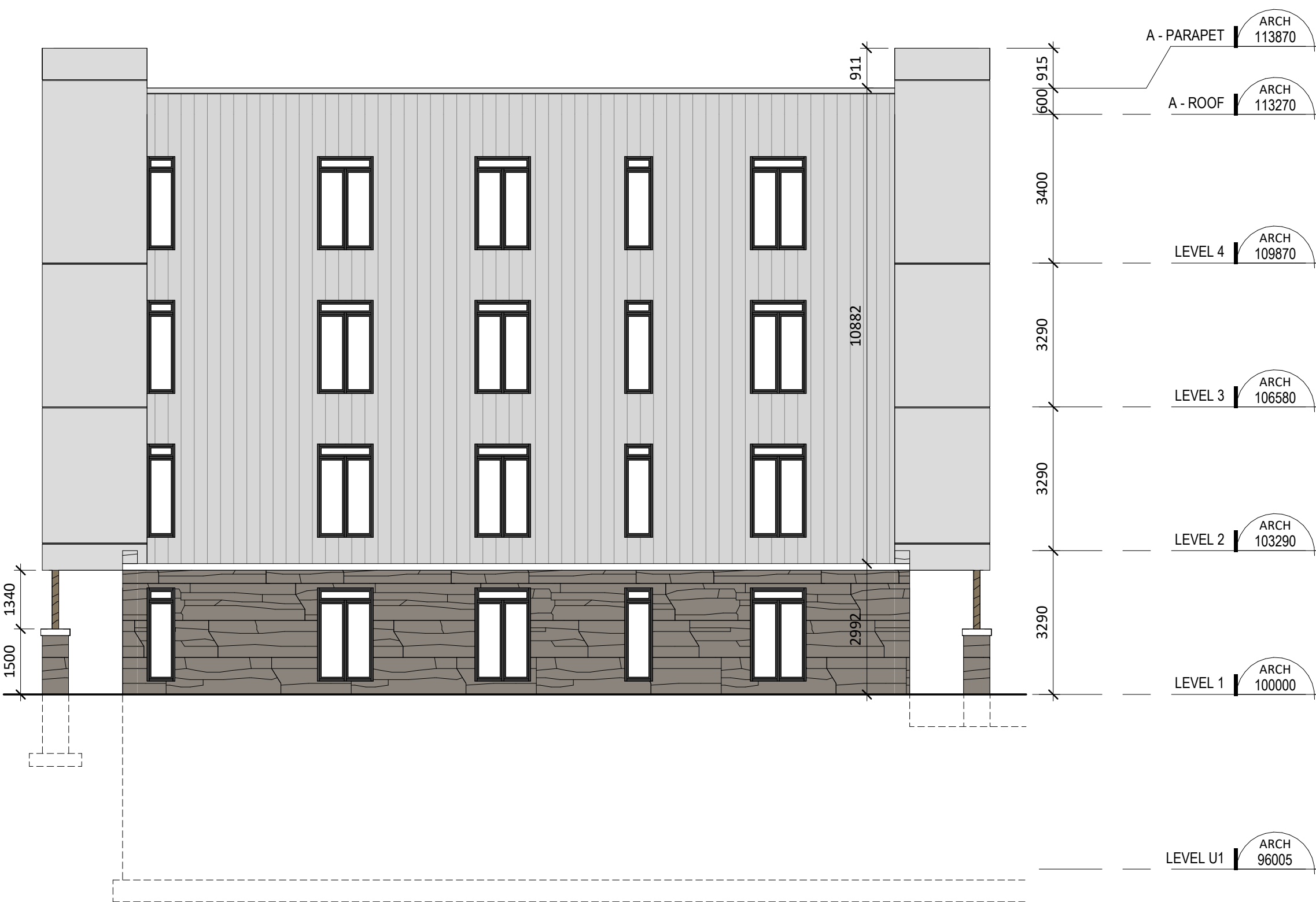
A204





2 RIGHT ELEVATION - BUILDING A
A301
1:100


JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA
APPROVED
By sevignyjo at 3:44 pm, Sep 02, 2026



3 LEFT ELEVATION - BUILDING A
A302
1:100



1 REAR ELEVATION - BUILDING A
A303
1:100



VERTICAL
LAP SIDING



VERTICAL BOARD &
BATTEN
DARK GREY



ALUMINUM
PANEL
BLACK



VERTICAL BOARD &
BATTEN
WHITE



ALUMINUM
PANEL
WHITE



MASONRY



4 FRONT ELEVATION - BUILDING A
A304
1:100

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

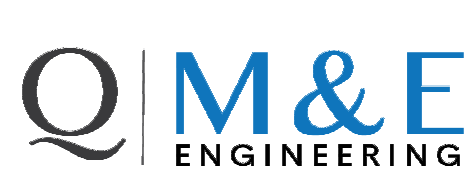
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**J.L. Richards**
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MECHANICAL & ELECTRICAL ENGINEERS

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

SURVEYOR

**Stantec**
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OTTAWA, ON K2C 3G4

ARCHITECT SEAL

**ONTARIO ASSOCIATION
OF
ARCHITECTS**
PIERRE MARTIN
LICENCE
8767

REVISIONS

NO	DESCRIPTION	DATE
4	FOR CITY REVIEW	2025-03-02
3	FOR REVISION 001	2024-10-23
2	FOR CITY REVIEW	2024-09-17
1	FOR CITY REVIEW	2024-03-08
1	FOR CITY REVIEW	2023-12-14

NOTE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE
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FOR SPC
FILE NUMBER **007-12-24-0128**
PLAN NUMBER **#19207**

DATE
2025-03-02

DESIGNED
P.POMERLEAU

DRAWN
A. BUCHILLON

PROJECT NO
20054

CHECKED
P.MARTIN

SHEET TITLE

ELEVATIONS - BUILDING A

SHEET NO
A301



2 RIGHT ELEVATION - BUILDING B
A302 1:100



1 FRONT ELEVATION - BUILDING B
A302 1:100



VERTICAL
LAP SIDING



VERTICAL BOARD &
BATTEN
DARK GREY



ALUMINUM
PANEL
BLACK



VERTICAL BOARD &
BATTEN
WHITE



ALUMINUM
PANEL
WHITE



MASONRY



3 LEFT ELEVATION - BUILDING B
A302 1:100



4 REAR ELEVATION - BUILDING B
A302 1:100

PROJECT

NAVAN ROAD
DEVELOPMENT

2983, Navan Road, Orleans,
ON K3C 7G4

OWNER

GROUPHEafey

768, BOUL. SAINT-JOSEPH, SUITE 100
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MECHANICAL & ELECTRICAL ENGINEERS

M&EENGINEERING

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SURVEYOR

Stantec

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OTTAWA, ON K2G 3G4

ARCHITECT SEAL

ONTARIO ASSOCIATION
OF
ARCHITECTS

Pierre Martin
LICENCE
8767

REVISIONS

NO	DESCRIPTION	DATE
4	FOR CITY REVIEW	2025-03-02
3	FOR REVIEW ONLY	2024-10-23
2	FOR CITY REVIEW	2024-07-17
1	FOR CITY REVIEW	2024-03-06
1	FOR CITY REVIEW	2023-12-14

NOTE

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

DATE
2025-03-02

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

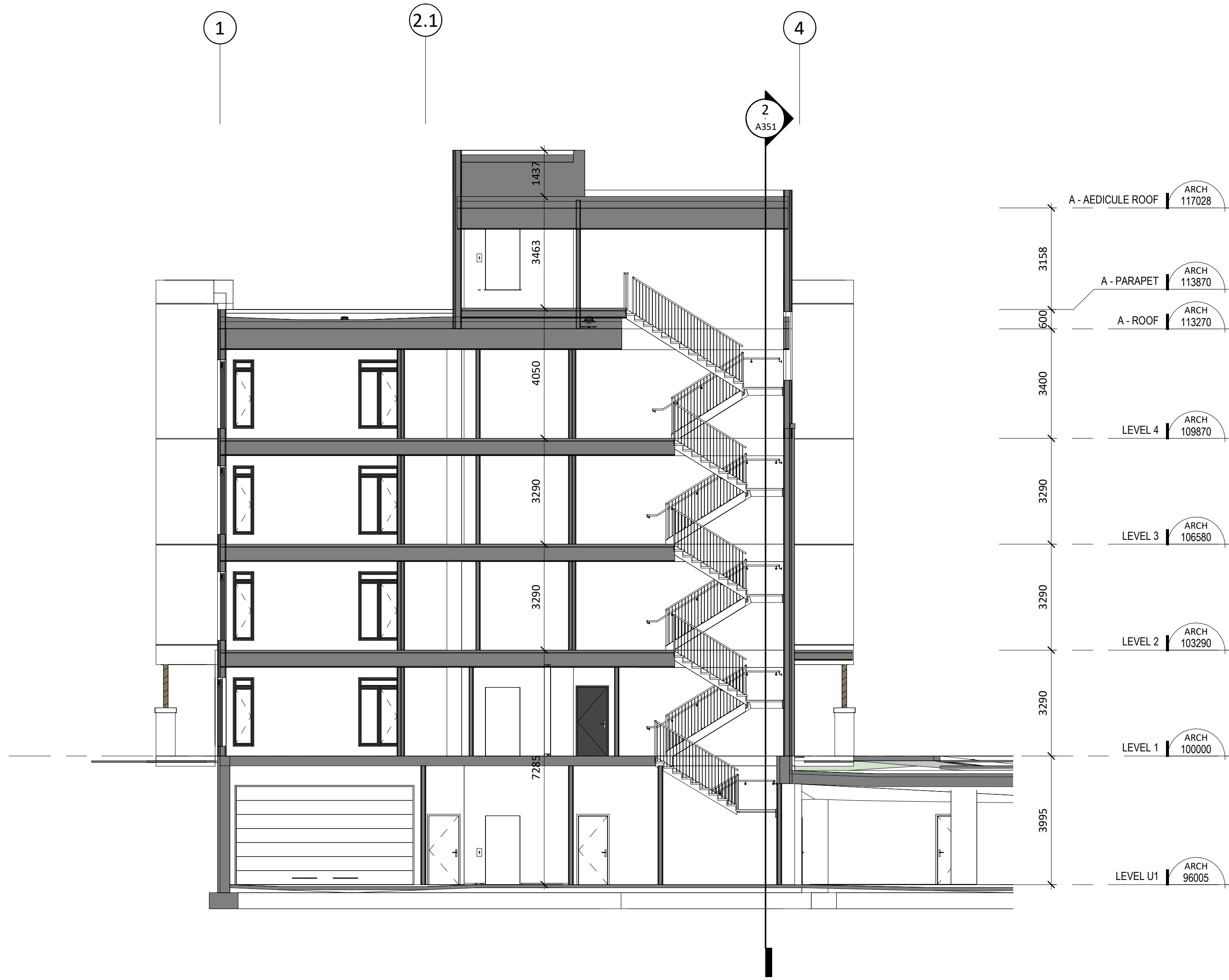
PROJECT NO
20054

CHECKED
P.MARTIN

SHEET TITLE

GENERAL SECTION

SHEET NO
A351



1 TRANSVERSAL SECTION BUILDING A
A301 1:100



2 LONGITUDINAL SECTION BUILDING A
A201 1:100



3 TRANSVERSAL SECTION BUILDING B
A301 1:100



4 LONGITUDINAL SECTION BUILDING B
A201 1:100