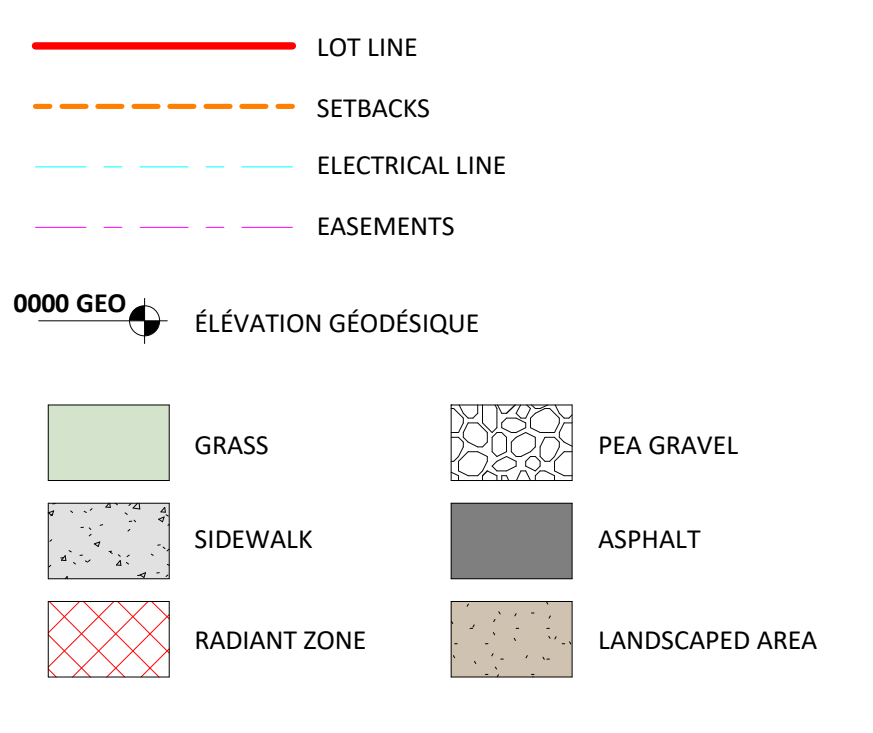


JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 5:01 pm, Sep 02, 2026

LEGEND - SITE PLAN



plateau PALEO Heights

LOW RISE - BUILDING - C 4 STORY CONDOMINIUM BUILDING (36 UNITS) AT GRADE COMMERCIAL SPACE

LEVEL 1 = 100 000 ARCH = 85 950 GEO
LEVEL P1 = 96 400 ARCH = 81 900 GEO
USF = 95 650 ARCH = 81 150 GEO

plateau PALEO Heights

LOW RISE - BUILDING - D 4 STORY CONDOMINIUM BUILDING (47 UNITS)

LEVEL 1 = 100 000 ARCH = 85 800 GEO
LEVEL P1 = 96 400 ARCH = 81 900 GEO
USF = 95 650 ARCH = 81 150 GEO

SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
04756 - 1337	
ZONING	GM[2546] H(16)
SITE AREA	
TOTAL SITE AREA:	~5,398.92 m ² (0.54ha)
UNITS	
BUILDING C:	
RESIDENTIAL:	47 UNITS
BUILDING D:	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACE:	830 m ²
TOTAL NUMBER OF UNITS:	83 UNITS
TOTAL COMMERCIAL SPACE:	830 m ²
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	16 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:	
ABUTTING A STREET:	3 m 3 m
PARKING RATES	REQUIRED PROVIDED
BUILDING D:	
R12 - APARTEMENTS	1.0 p/unit = 47 47 (UNDERGROUND)
VISITOR:	0.2 p/unit = 9.6 9 (UNDERGROUND)
BUILDING C:	
R12 - APARTEMENTS	1.0 p/unit = 36 36 (UNDERGROUND)
VISITOR:	0.2 p/unit = 7.2 8 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 28.22 32 (EXTERIOR)
TOTAL:	132

NUMBER OF CAR PARKING					NUMBER OF BIKE PARKING		
TYPE OF PARKING	LEVEL	NUMBER	SYMBOL		TYPE	LEVEL	NUMBER
PARKING - COMMERCIAL	GROUND	32	C		BIKE - COMMERCIAL	GROUND	4
PARKING - RESIDENTIAL	LEVEL U1	83	R		BIKE - RESIDENTIAL	LEVEL U1	63
PARKING - VISITOR	LEVEL U1	17	V				
TOTAL		132					

STATISTICS - NUMBER OF UNITS - BUILDING C				STATISTICS - AMENITY AREA - BUILDING C			
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED	
1 BED	18	53 m ²	50%	AMENITY COMMUNAL	147 m ²	(36*6)*0.5=108m ²	
2 BED	18	81 m ²	50%	AMENITY PRIVATE	452 m ²	(36*6)*0.5=108m ²	
	36	133 m ²			600 m ²		
STATISTICS - NUMBER OF UNITS - BUILDING D				STATISTICS - AMENITY AREA - BUILDING D			
TYPE	NUMBER	AV. AREA	DISTRIBUTION	TYPE	AREA	REQUESTED	
1 BED	26	53 m ²	55%	AMENITY COMMUNAL	147 m ²	(47*6)*0.5=141m ²	
2 BED	21	81 m ²	45%	AMENITY PRIVATE	590 m ²	(47*6)*0.5=141m ²	
	47	134 m ²			738 m ²		

GFA - CITY OF OTTAWA - BUILDING C		GFA - CITY OF OTTAWA - BUILDING D	
LEVEL	AREA	LEVEL	AREA
C - LEVEL 1	830 m ²	C - LEVEL 1	682 m ²
C - LEVEL 2	803 m ²	C - LEVEL 2	803 m ²
C - LEVEL 3	803 m ²	C - LEVEL 3	803 m ²
C - LEVEL 4	803 m ²	C - LEVEL 4	803 m ²
TOTAL	3238 m ²	TOTAL	3092 m ²

SURFACE AREAS PER TYPE						
LEVEL	GFA	PARKING	COMMERCIAL	COMMON	RESIDENTIAL	BALCONIES
LEVEL U1	3681 m ²	3681 m ²	0 m ²	0 m ²	0 m ²	0 m ²
	3681 m ²	3681 m ²	0 m ²	0 m ²	0 m ²	0 m ²
BUILDING C						
LEVEL 1	951 m ²	0 m ²	840 m ²	111 m ²	0 m ²	0 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
ROOF	213 m ²	0 m ²	0 m ²	213 m ²	0 m ²	0 m ²
	4040 m ²	0 m ²	840 m ²	664 m ²	2535 m ²	452 m ²
BUILDING D						
LEVEL 1	952 m ²	90 m ²	0 m ²	139 m ²	723 m ²	138 m ²
LEVEL 2	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 3	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
LEVEL 4	958 m ²	0 m ²	0 m ²	113 m ²	845 m ²	151 m ²
ROOF	213 m ²	90 m ²	0 m ²	213 m ²	0 m ²	0 m ²
	4040 m ²	90 m ²	0 m ²	602 m ²	3208 m ²	590 m ²

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

PROJECT

NAVAN ROAD DEVELOPMENT

2983, Navan Road, Orleans,
ON K1C 7G4

OWNER



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

ARCHITECTURAL



(418) 651-8954
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2H4
PMAARCHITECTES.COM



53, 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



REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2024-03-12
2	FOR CITY REVIEW	2024-03-12
3	FOR CITY REVIEW	2024-03-12
4	FOR CITY REVIEW	2024-03-12
5	FOR CITY REVIEW	2024-03-12
6	FOR CITY REVIEW	2024-03-12
7	FOR CITY REVIEW	2024-03-12
8	FOR CITY REVIEW	2024-03-12
9	FOR CITY REVIEW	2024-03-12
10	FOR CITY REVIEW	2024-03-12

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 D07-12-24-0128
PLAN NUMBER #19207

DATE

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

PROJECT No

CHECKED
P.MARTIN

20054

SHEET TITLE

SITE PLAN - BUILDING C & D

SHEET No

A101