



LOTS AREAS		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
B06-1	206	B14	5,728
B06-2	154	B16	7,811
B06-3	163		

SITE PLAN LEGEND	
[Symbol]	EXISTING BUILDING
[Symbol]	NEW BUILDING
[Symbol]	NEW BUILDING WITH COMMERCIAL SPACE AT-GRADE
[Symbol]	GRASS
[Symbol]	ASPHALT
[Symbol]	LOT LINE
[Symbol]	SETBACKS
[Symbol]	NEW TREE
[Symbol]	FIREWALL
[Symbol]	SIDEWALK

SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
	04756-0303
	04756-0315
	04756-0316
	04756-1337
	GM(2546) H(14.5)

ZONING	GM(2546) H(14.5)
TOTAL SITE AREA:	~53,441.14 m ² (5.34ha)
TOTAL DEVELOPABLE AREA:	~45,956.28 m ² (4.59ha)
NET SITE AREA:	~38,956.28 m ² (3.89ha)

UNITS	
TOWNHOUSES:	
MAIN UNIT:	67 UNITS
BASEMENT UNIT:	48 UNITS
TOTAL NUMBER OF UNITS:	115 UNITS

BLOCK 01:	REQUIRED	PROVIDED
1 X RESIDENTIAL APARTMENT BUILDING		48 UNITS
1 X MIXED USE BUILDING		36 UNITS
RESIDENTIAL:		~899 m ²
COMMERCIAL SPACES:		

BLOCK 02:	REQUIRED	PROVIDED
1 X RESIDENTIAL APARTMENT BUILDING		47 UNITS
1 X MIXED USE BUILDING		36 UNITS
RESIDENTIAL:		~899 m ²
COMMERCIAL SPACES:		

BLOCK 03:	REQUIRED	PROVIDED
2 X RESIDENTIAL APARTMENT BUILDING		96 UNITS
TOTAL NUMBER OF UNITS:		397 UNITS
TOTAL COMMERCIAL SPACES:		~1,798 m ²

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 (ABBBBBBA)	1,968 m ²
TOTAL MODEL 02 (ABBBBBBA)	1,729 m ²
TOTAL MODEL 03 (ABBBBBBA)	1,490 m ²
TOTAL MODEL 04 (CDDCCDC)	1,611 m ²
TOTAL MODEL 05 (CDDCCDC)	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.

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
 4181 681-8984 INFO@PMAARCHITECTES.COM
 3010, CHEMIN DES QUATRE-BORDEAUX QUÉBEC (CQ) J9W 2W4 PMAARCHITECTES.COM
L'Atelier architectes
 53, BOUL. SAINT-RAYMOND, GATINEAU, QC J8Y 1R8
 CIVIL ENGINEERS / PLANNER
J.R.
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

REVISIONS	
NO	DESCRIPTION
1	FOR REVISION 30%
2	FOR CITY REVIEW
3	FOR CITY REVIEW
4	FOR CITY REVIEW
5	FOR CITY REVIEW
6	FOR CITY REVIEW
7	FOR CITY REVIEW
8	FOR CITY REVIEW
9	FOR CITY REVIEW
10	FOR CITY REVIEW
11	FOR CITY REVIEW
12	FOR CITY REVIEW
13	FOR CITY REVIEW
14	FOR CITY REVIEW
15	FOR CITY REVIEW
16	FOR CITY REVIEW
17	FOR CITY REVIEW
18	FOR CITY REVIEW
19	FOR CITY REVIEW
20	FOR CITY REVIEW
21	FOR CITY REVIEW
22	FOR CITY REVIEW
23	FOR CITY REVIEW
24	FOR CITY REVIEW
25	FOR CITY REVIEW
26	FOR CITY REVIEW
27	FOR CITY REVIEW
28	FOR CITY REVIEW
29	FOR CITY REVIEW
30	FOR CITY REVIEW
31	FOR CITY REVIEW
32	FOR CITY REVIEW
33	FOR CITY REVIEW
34	FOR CITY REVIEW
35	FOR CITY REVIEW
36	FOR CITY REVIEW
37	FOR CITY REVIEW
38	FOR CITY REVIEW
39	FOR CITY REVIEW
40	FOR CITY REVIEW
41	FOR CITY REVIEW
42	FOR CITY REVIEW
43	FOR CITY REVIEW
44	FOR CITY REVIEW
45	FOR CITY REVIEW
46	FOR CITY REVIEW
47	FOR CITY REVIEW
48	FOR CITY REVIEW
49	FOR CITY REVIEW
50	FOR CITY REVIEW
51	FOR CITY REVIEW
52	FOR CITY REVIEW
53	FOR CITY REVIEW
54	FOR CITY REVIEW
55	FOR CITY REVIEW
56	FOR CITY REVIEW
57	FOR CITY REVIEW
58	FOR CITY REVIEW
59	FOR CITY REVIEW
60	FOR CITY REVIEW
61	FOR CITY REVIEW
62	FOR CITY REVIEW
63	FOR CITY REVIEW
64	FOR CITY REVIEW
65	FOR CITY REVIEW
66	FOR CITY REVIEW
67	FOR CITY REVIEW
68	FOR CITY REVIEW
69	FOR CITY REVIEW
70	FOR CITY REVIEW
71	FOR CITY REVIEW
72	FOR CITY REVIEW
73	FOR CITY REVIEW
74	FOR CITY REVIEW
75	FOR CITY REVIEW
76	FOR CITY REVIEW
77	FOR CITY REVIEW
78	FOR CITY REVIEW
79	FOR CITY REVIEW
80	FOR CITY REVIEW
81	FOR CITY REVIEW
82	FOR CITY REVIEW
83	FOR CITY REVIEW
84	FOR CITY REVIEW
85	FOR CITY REVIEW
86	FOR CITY REVIEW
87	FOR CITY REVIEW
88	FOR CITY REVIEW
89	FOR CITY REVIEW
90	FOR CITY REVIEW
91	FOR CITY REVIEW
92	FOR CITY REVIEW
93	FOR CITY REVIEW
94	FOR CITY REVIEW
95	FOR CITY REVIEW
96	FOR CITY REVIEW
97	FOR CITY REVIEW
98	FOR CITY REVIEW
99	FOR CITY REVIEW
100	FOR CITY REVIEW

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 REVISION 30% DO NOT USE FOR CONSTRUCTION 20241023

DATE	DESIGNED
2024-11-07	P.POMERLEAU
	DRAWN
	P.POMERLEAU
	CHECKED
	P.MARTIN
	SHEET TITLE
	GLOBAL SITE PLAN

SHEET NO
A100