



ZONING BY LAW - AM10(2217) H34	
SETBACKS (from ROW)	
FRONT YARD (MERIVALE) <sup>1</sup>	0m - 3m
FRONT YARD (NEW PUBLIC ROAD) <sup>1</sup>	0m - 3m
INTERIOR SIDE YARD <sup>2</sup>	3,0m / 7,5m
REAR YARD <sup>2</sup>	3,0m / 7,5m
MAX BUILDING HEIGHT	34
AMENITY SPACE REQUIREMENTS	6m <sup>2</sup> / units
COMMUNAL AMENITY AREA	50%
CAR PARKING	0.5 per dwelling unit, less the first 12 units
VISITOR PARKING	0.1 spaces/dwelling unit, to a maximum of 30 spaces per building
BICYCLE PARKING	0.5 spaces / dwelling unit

<sup>1</sup> Along an Arterial Road (Merivale, new public road) 0 metres, at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a residential use building, and within 3.0 metres for mixed use buildings

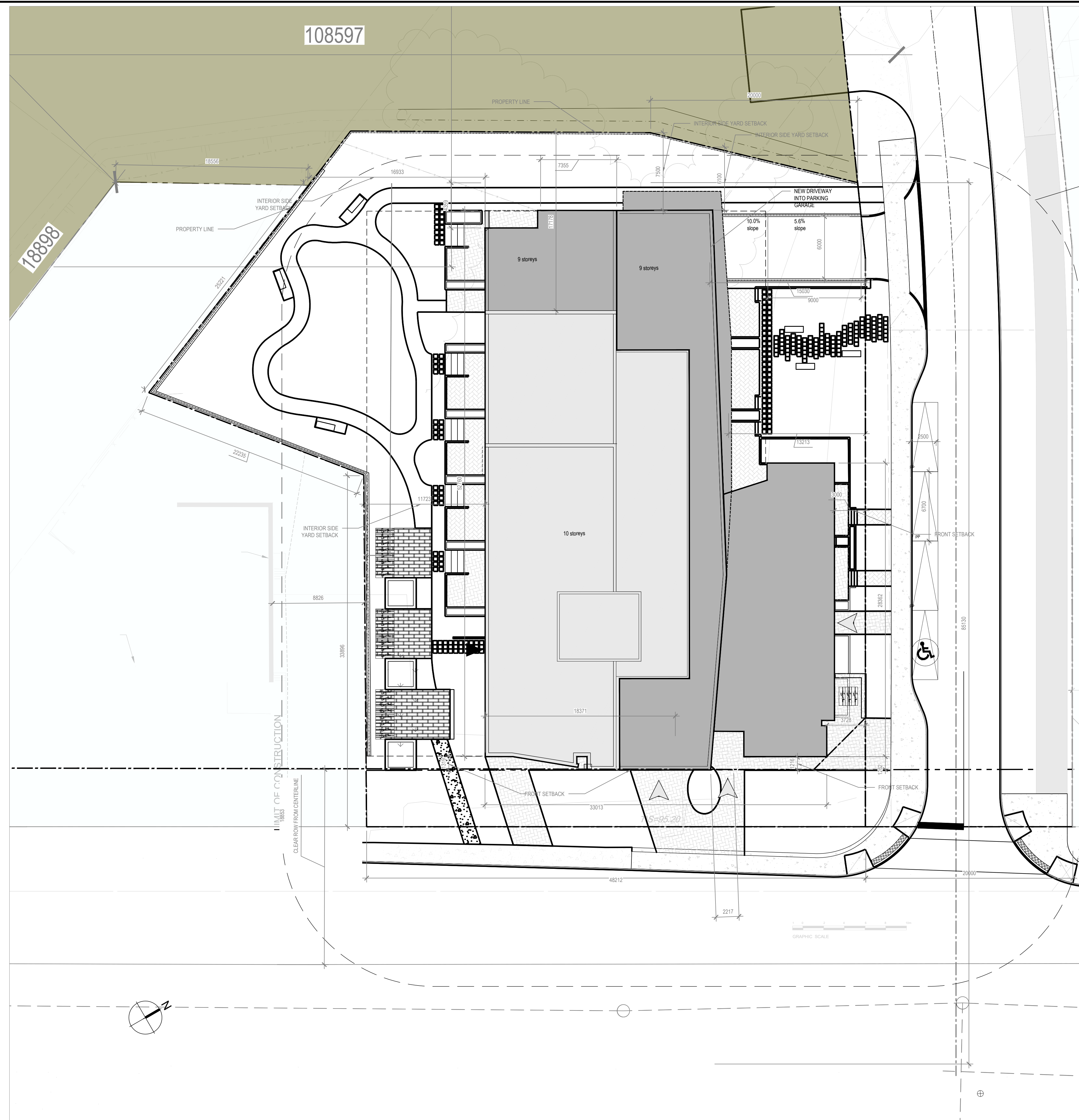
<sup>2</sup> the minimum interior side yard setback from a lot line abutting a residential zone is: (i) 3.0 metres for the first 20 metres back from the street, (ii) 7.5 metres beyond 20 metres back from the street, (d) despite Table 185(e), sub clauses (i) and (ii), the minimum rear yard setback is: (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street, (ii) 7.5 metres in all other cases

**PROJECT SUMMARY**

PROJECT STATISTICS	
SITE AREA (m <sup>2</sup> )	3,275
BUILDING HEIGHT (STOREYS)	10
UNIT SUMMARY	
TOWNHOME (A)	7
STUDIO (B)	1
1 BEDROOM (C)	74
2 BEDROOMS (D)	28
3 BEDROOMS (E)	15
TOTAL	125
PARKING SUMMARY	
RESIDENT CAR PARKING PROVIDED	111
VISITOR CAR PARKING PROVIDED	11
TOTAL CAR PARKING PROVIDED	122
BICYCLE STORAGE PROVIDED (INTERIOR)	83
BICYCLE STORAGE PROVIDED (EXTERIOR)	28
BICYCLE STORAGE PROVIDED (TOTAL)	111
TYPICAL FLOOR AREA (m <sup>2</sup> )	1125.78
BUILDING HEIGHT (m)	10 storeys (30.43)
BUILDING FOOTPRINT (PROJECTION) (m <sup>2</sup> )	1450.00
BUILDING FOOTPRINT (GROUND FLOOR) (m <sup>2</sup> )	1420.19
GROSS FLOOR AREA TOTAL (m <sup>2</sup> )	8840.90
GROSS AREA (residential, m <sup>2</sup> )	8687.90
GROSS LEASABLE AREA (commercial, m <sup>2</sup> )	153.00
SITE OCCUPANCY (%)	44%
DENSITY (FSI)	2.70
LANDSCAPE AREA (m <sup>2</sup> )	1186.00
LANDSCAPED AREA (%)	36%
RESIDENTIAL UNITS	125
CARETAKER UNITS	1
COMMON AMENITIES (m <sup>2</sup> )	1535.2
PRIVATE AMENITIES (m <sup>2</sup> )	1538.50
TOTAL AMENITIES (m <sup>2</sup> )	3073.70

PARKING LEVELS										
Floor	AREA (m <sup>2</sup> )	PARKING				Bicycle Storage				
		BFA	Standard	Small	Accessible	TOTAL	Horizontal	Vertical	Exterior	TOTAL
G									28	28
P1	2176	41	1	1	43	23	9			32
P2	2028	43	1	1	45	26	4			30
P3	1631	32	1	1	34	17	4			21
TOTAL	5835	116	3	3	122	66	17	28		111

PHASE 1 - 10 Storeys													
Floor	BFA	Sellable Area (Residential)	Leasable Area (Commercial)	UNITS					AMENITIES (sq ft)				
				Townhome	Studio	1BR	2BR	3BR	Total	Common	Balconies private terraces	Total	
P3	1630												
P2	2028												
P1	2211												
TOTAL	5870												0.00
G	15285	7373	1647	7			3		10	14081	2885		16966
2	15231	10775		1	3	2	2	8	614	1862			2476
3	12065	9618			11	3	1	15		1485			1485
4	12065	10125			11	3	1	15		1485			1485
5	12065	10125			9	3	2	14		1485			1485
6	12065	10125			9	3	2	14		1485			1485
7	12120	10125			9	3	2	14		1432			1432
8	12120	10075			9	3	2	14		1432			1432
9	12120	10075			9	3	2	14		1432			1432
10	6878	5102			4	2	1	7	1830	1577			3407
TOTAL	122020	93516	1647	7	74	28	15	125	16525	16560			33085



SITE PLAN - PHASE 1 1  
1:200 A-1.010

File D07-12-21-0152 and plan #18612

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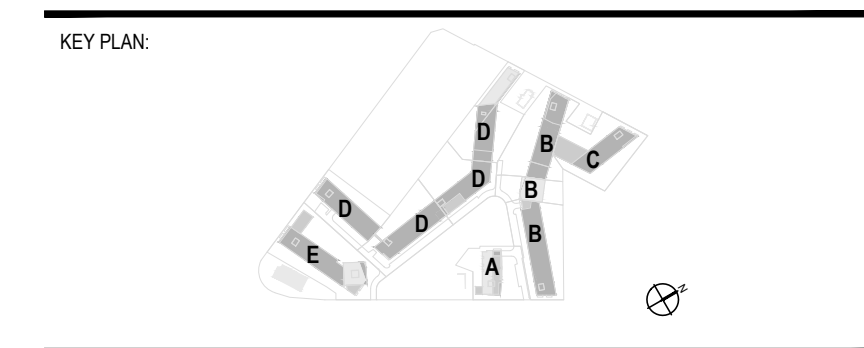
LANDSCAPE ARCHITECTS: **James B. Lennox and Associates Inc.**  
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177 Yonge Street, 11th Floor, Toronto, ON  
Tel: 416 224-0508 www.goodevestructural.ca

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Facsimile: (613) 254-0867  
Email: novatech@novatech-eng.com

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N°	DESCRIPTION	BY	DATE
	SITE PLAN CONTROL - PHASE 1 - REVISED 04.3		2024-08-22
	SITE PLAN CONTROL - PHASE 1 - REVISED 03		2024-03-19
	SITE PLAN CONTROL - PHASE 1 - REVISED 02		2023-10-12
	SITE PLAN CONTROL - PHASE 1 - REVISED		2023-06-21
	SITE PLAN CONTROL - PHASE 1		2022-12-01
	SITE PLAN CONTROL		2021-09-17
	ISSUED FOR COORDINATION		2021-05-27

REVISION:

THE GENERAL CONTRACTOR:

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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **SITE PLAN**

DESIGN: NG	APPROVED: XX
DRAWN: SUJCH	DATE: 2021-10-30
VERIFIED: XX	SCALE: 1:200
PROJECT N°:	DRAWING N°:

9426-20 A-1-010-B

December 21st EDT

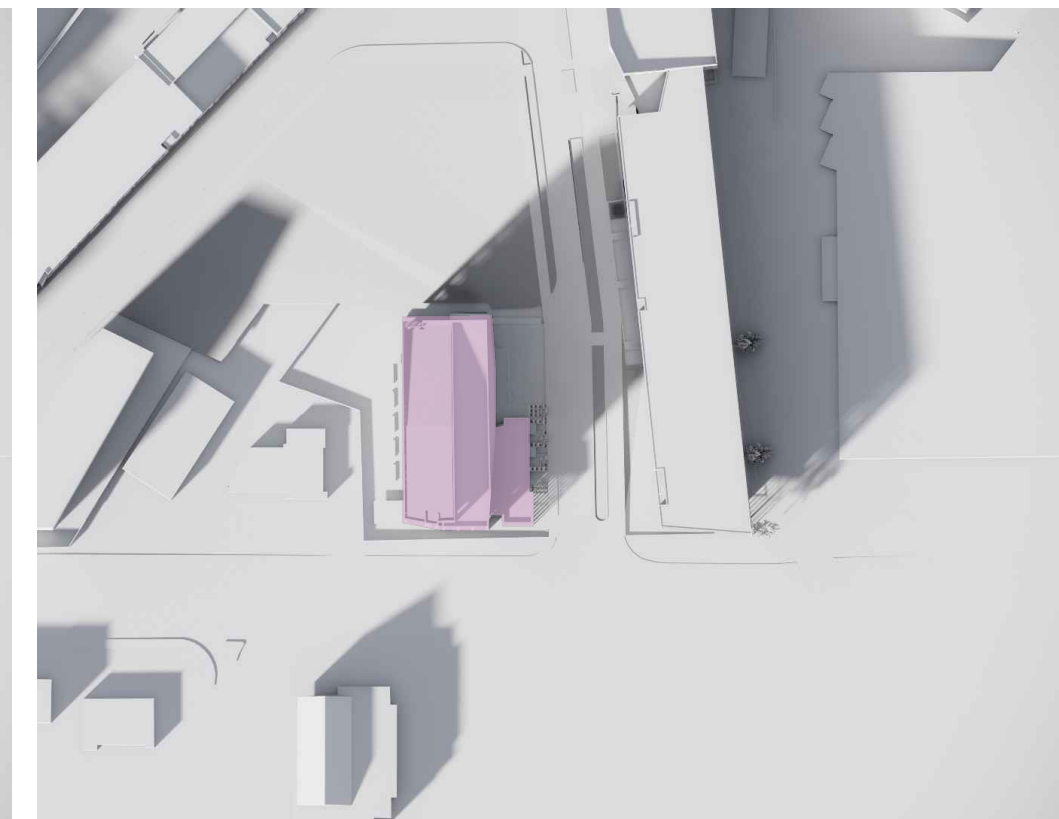
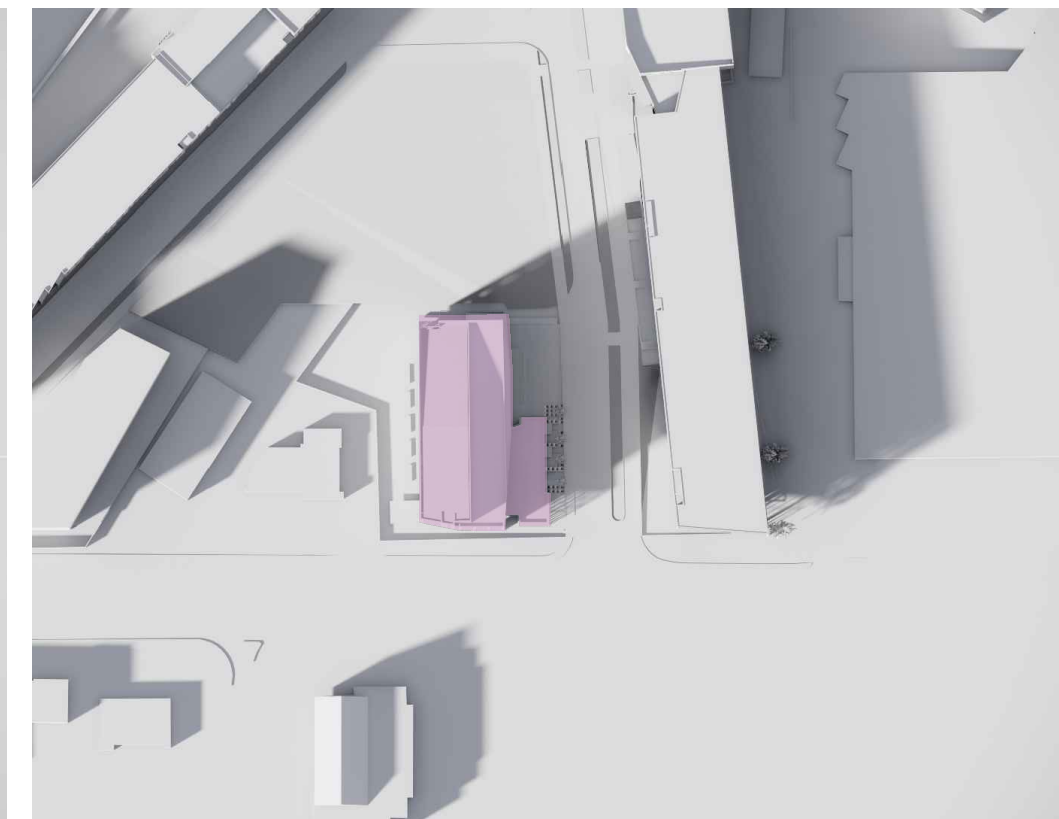
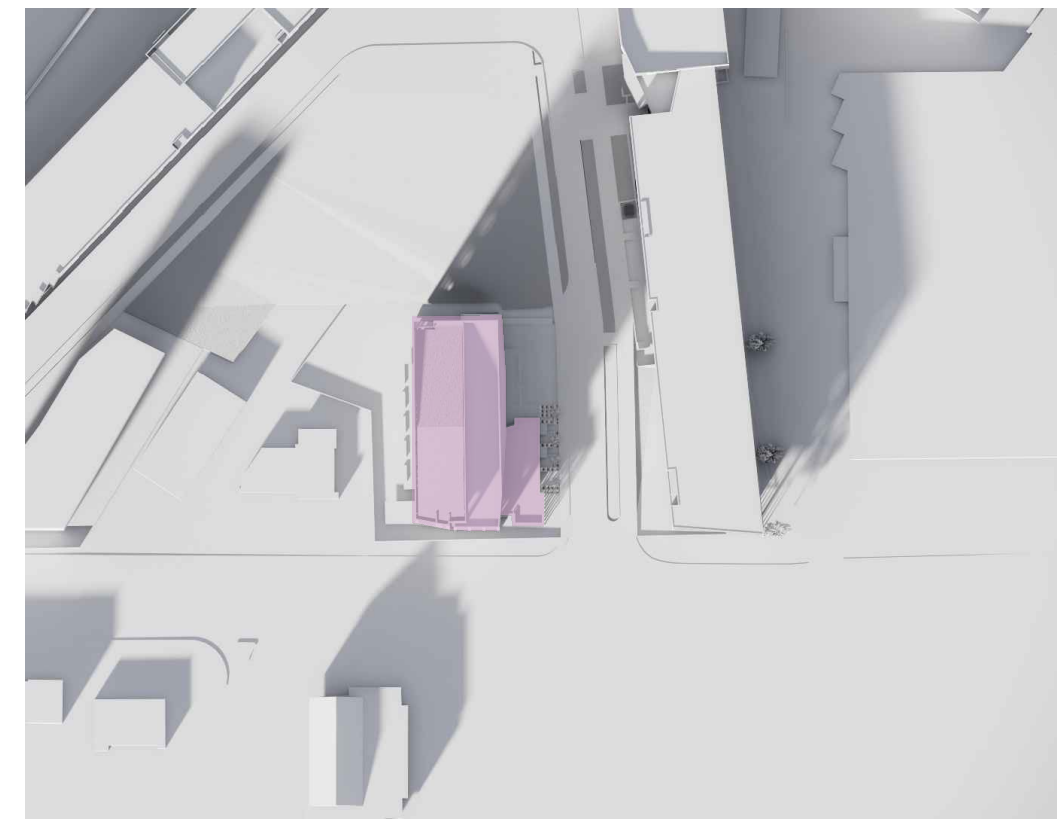
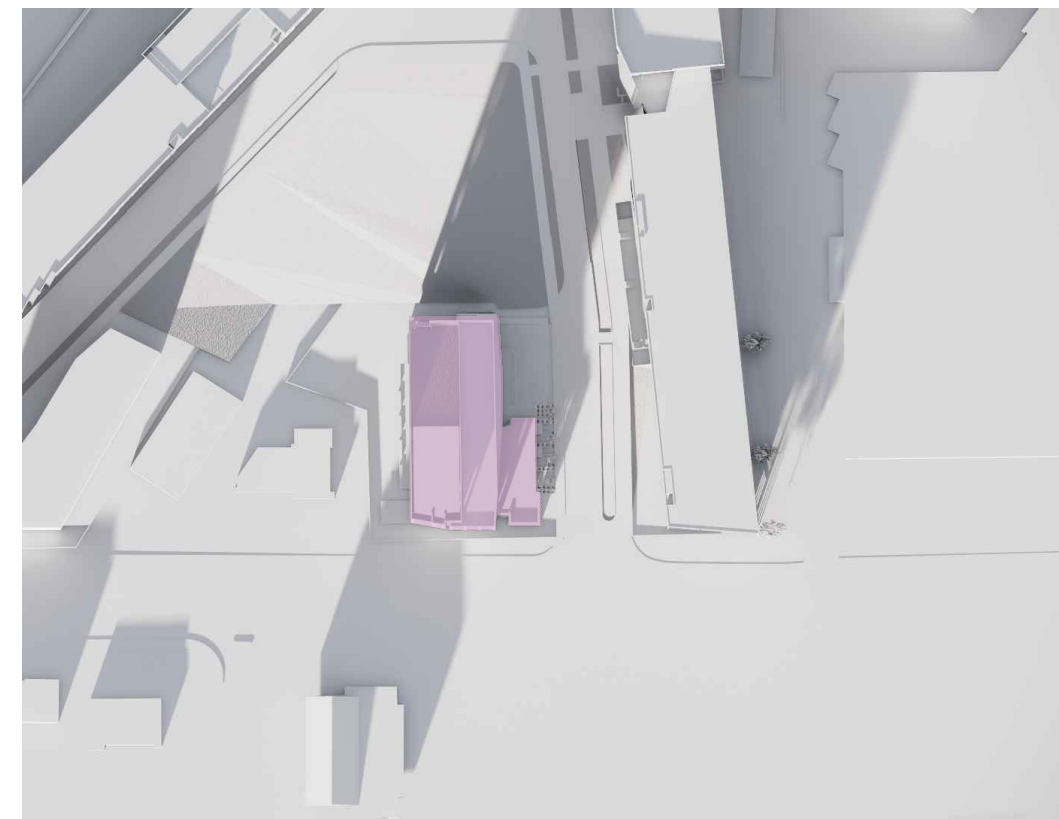
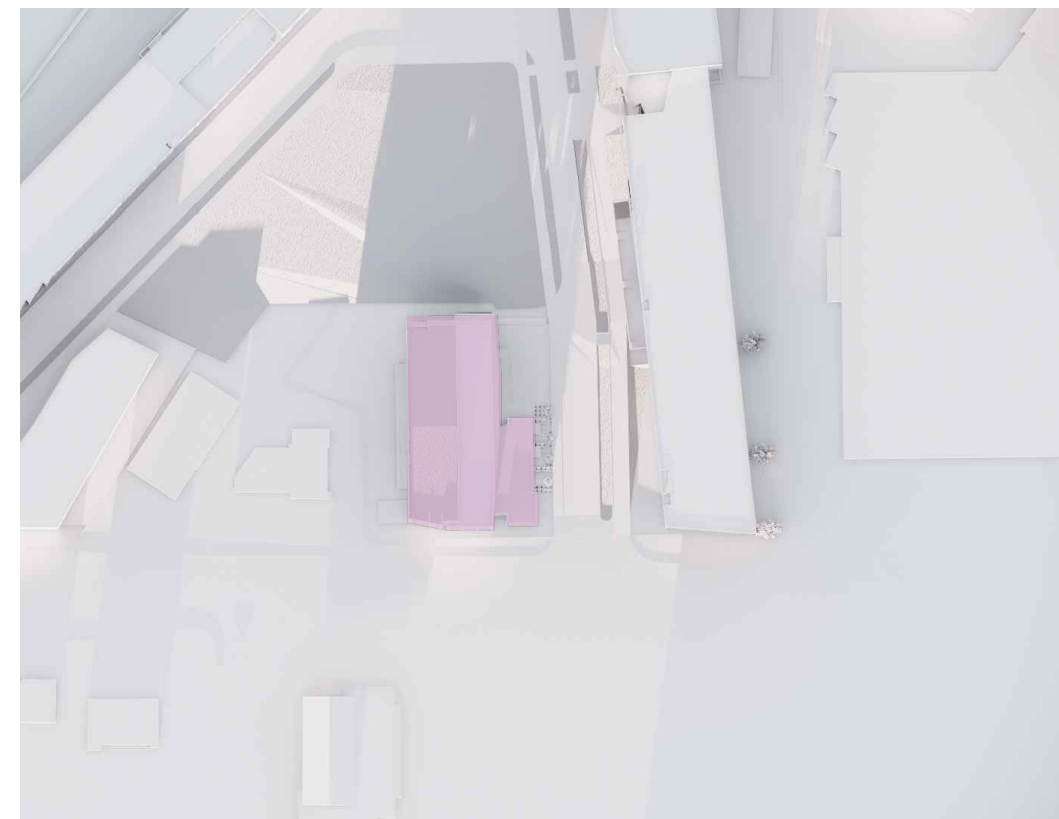
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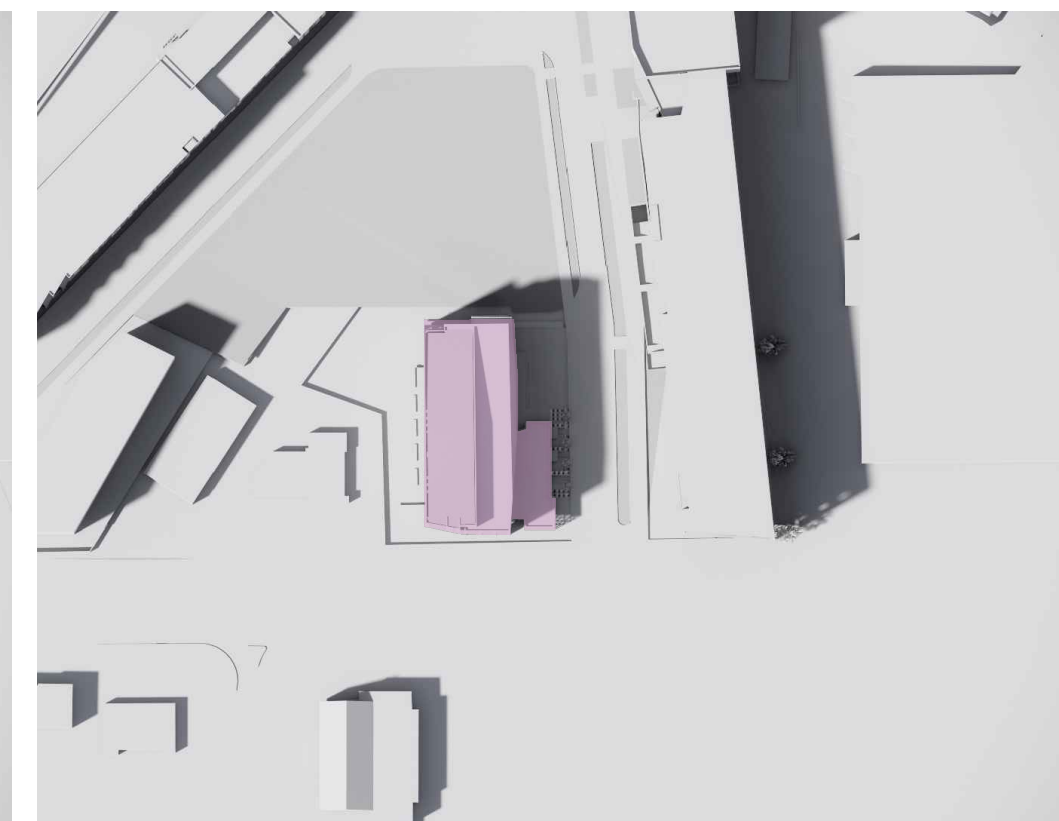
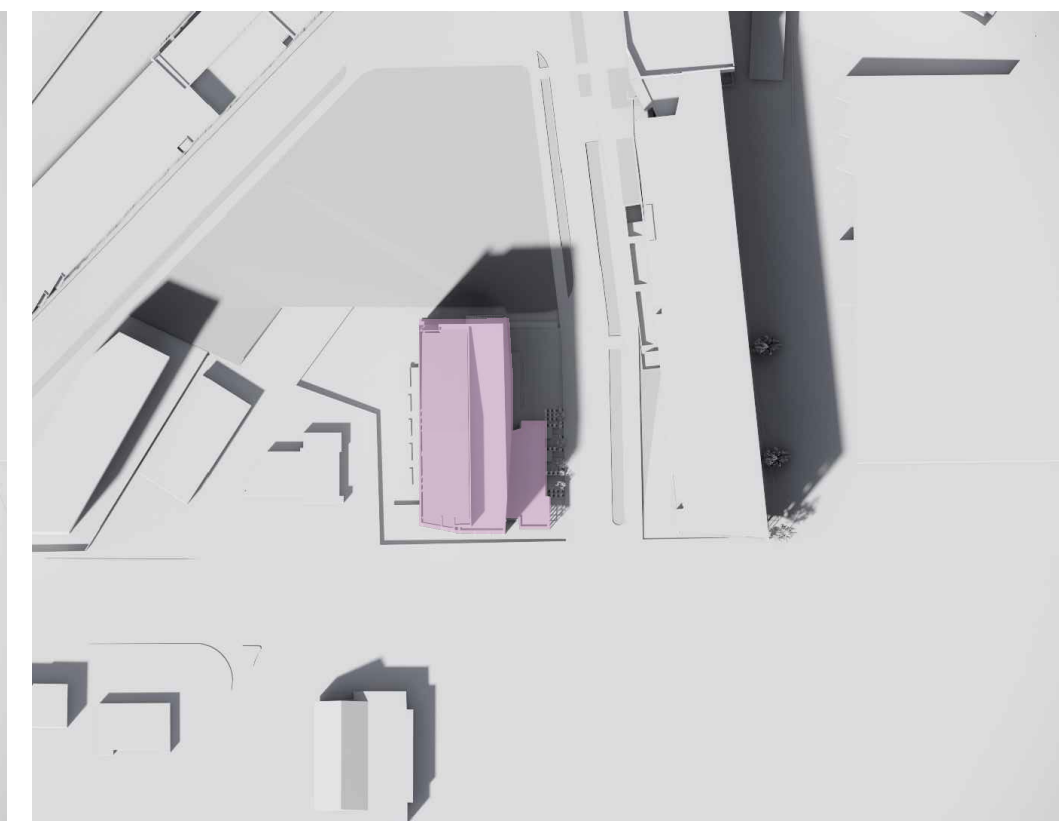
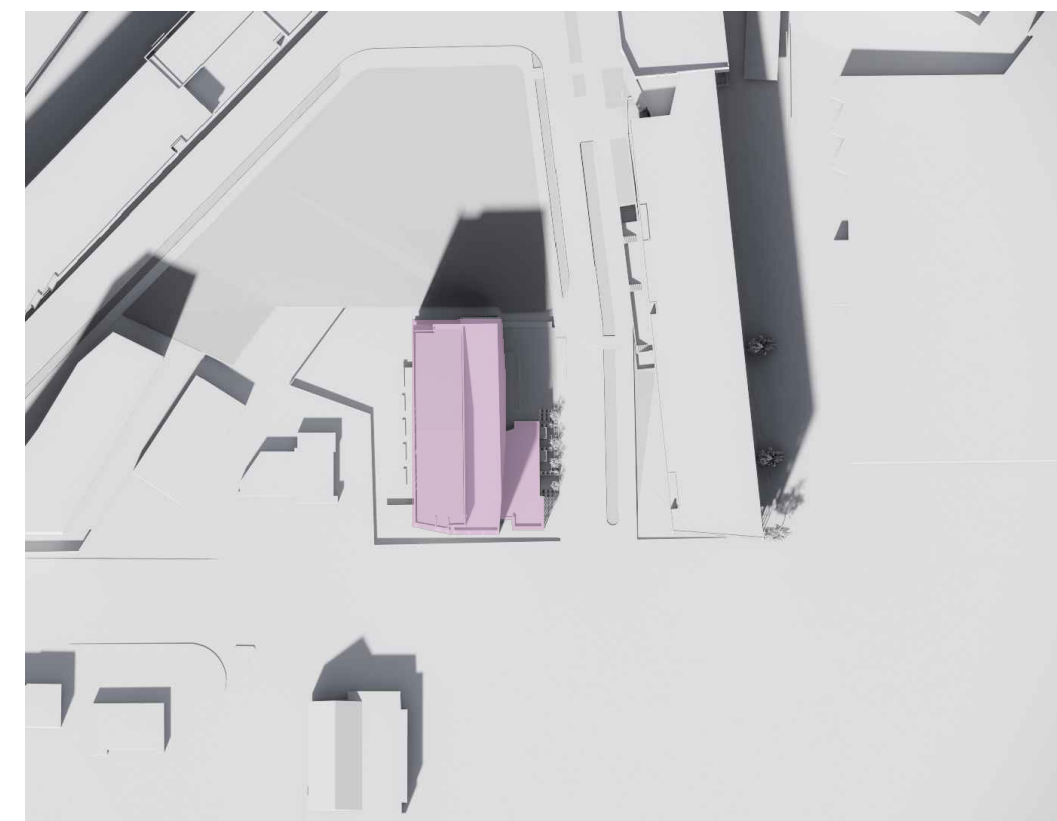
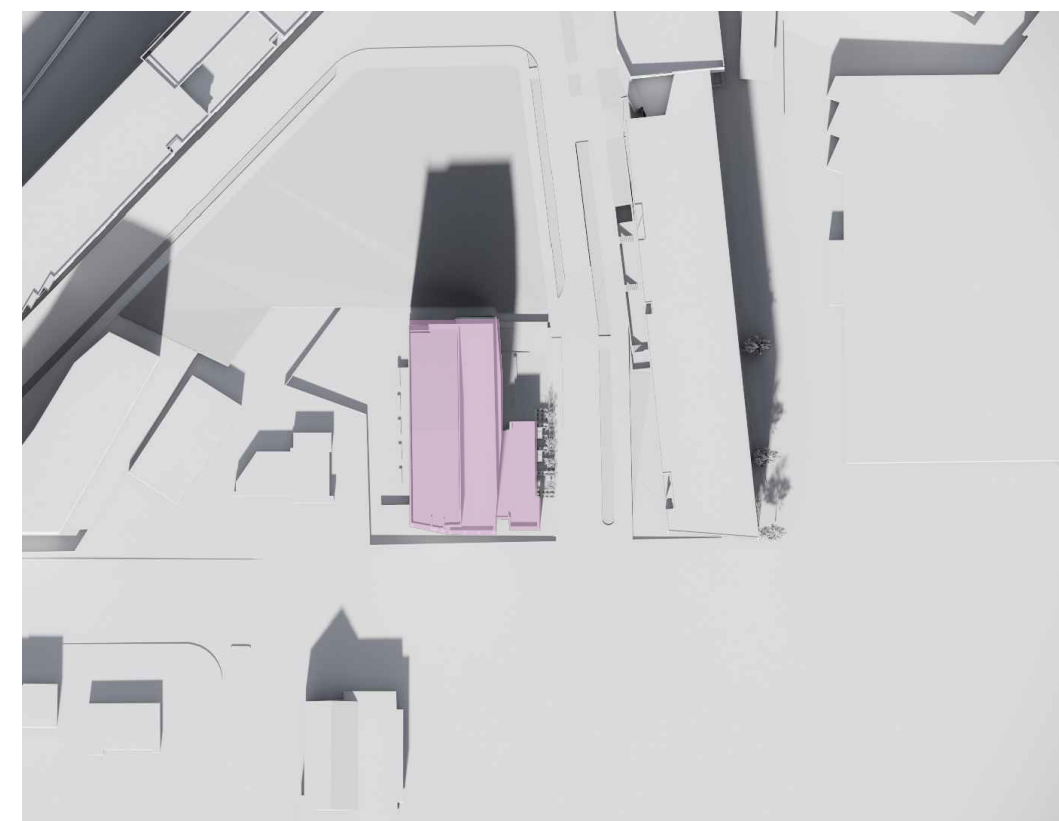
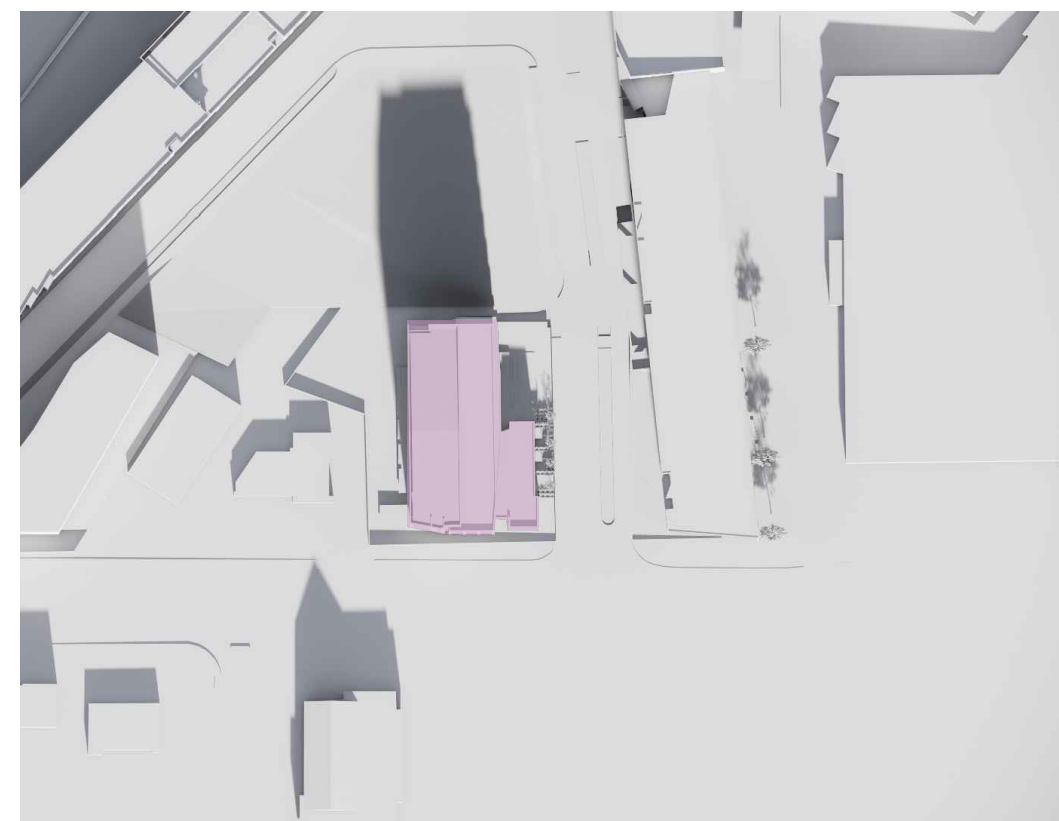
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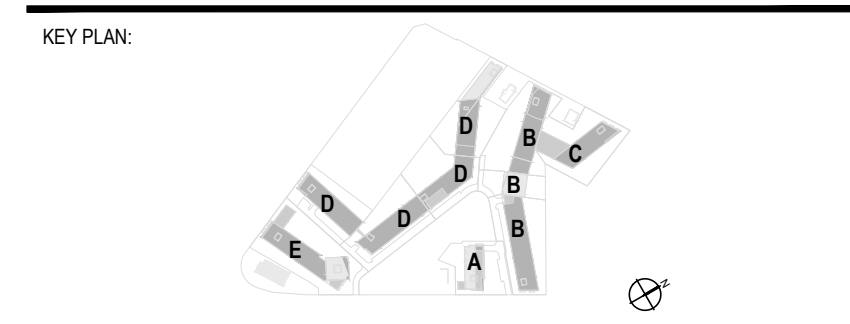
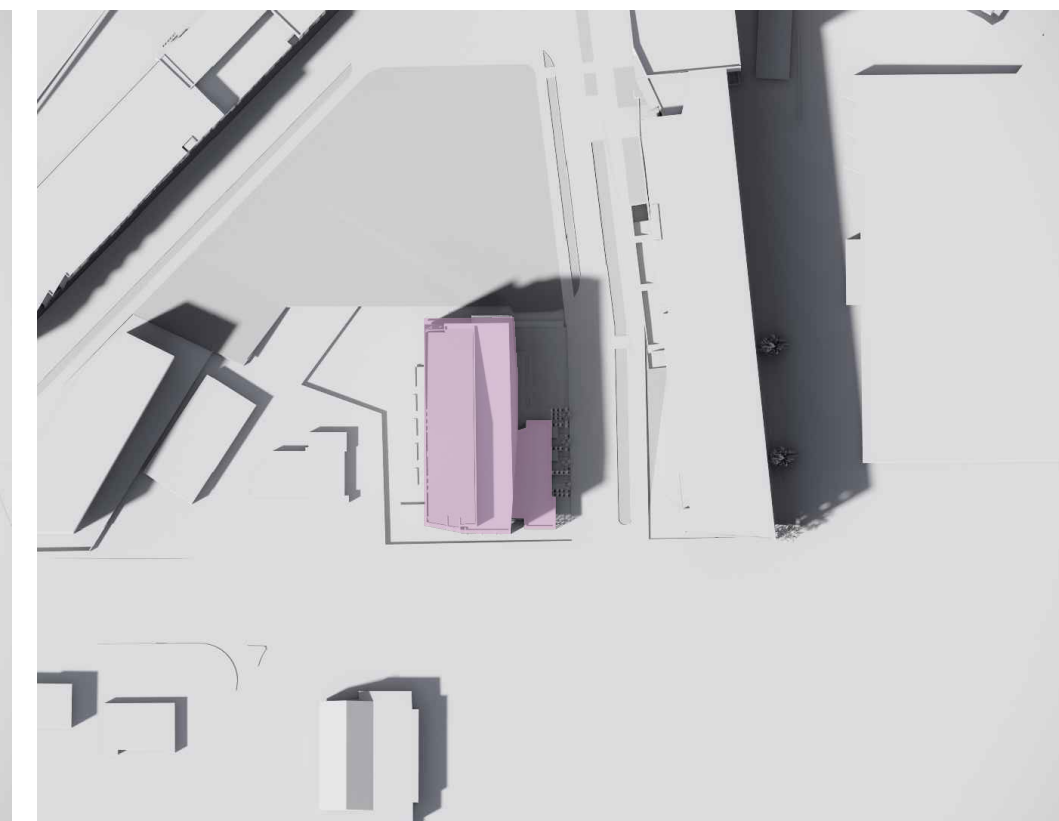
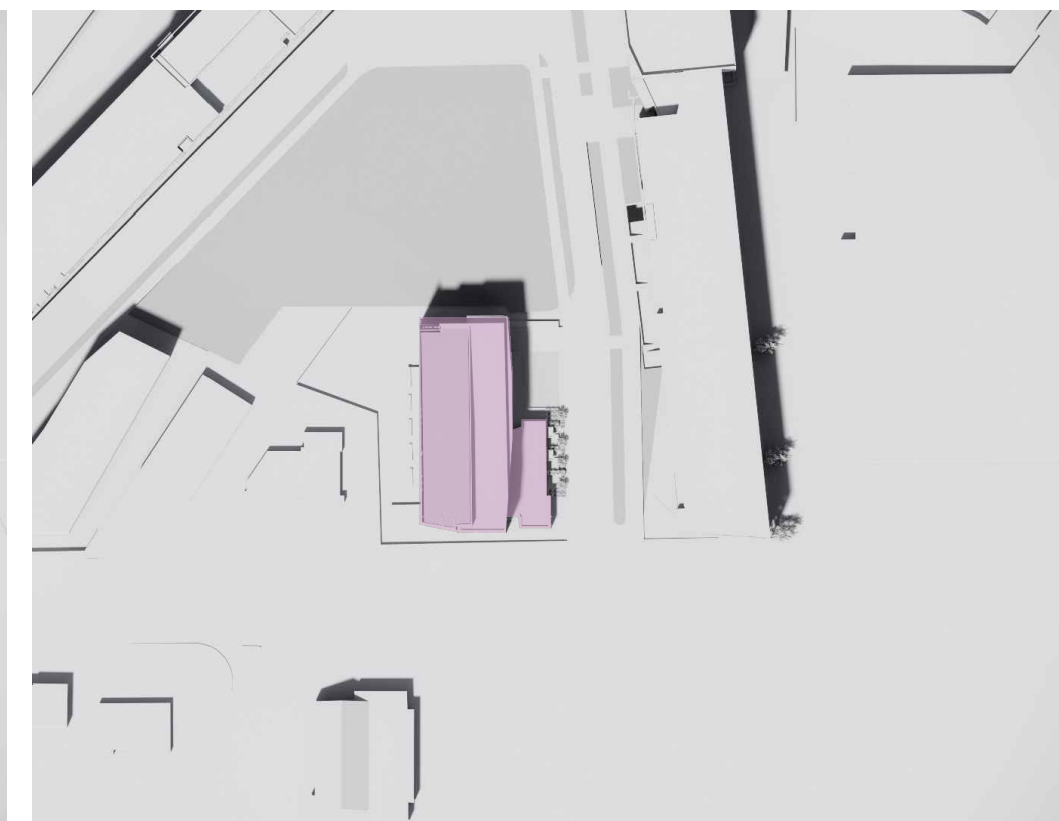
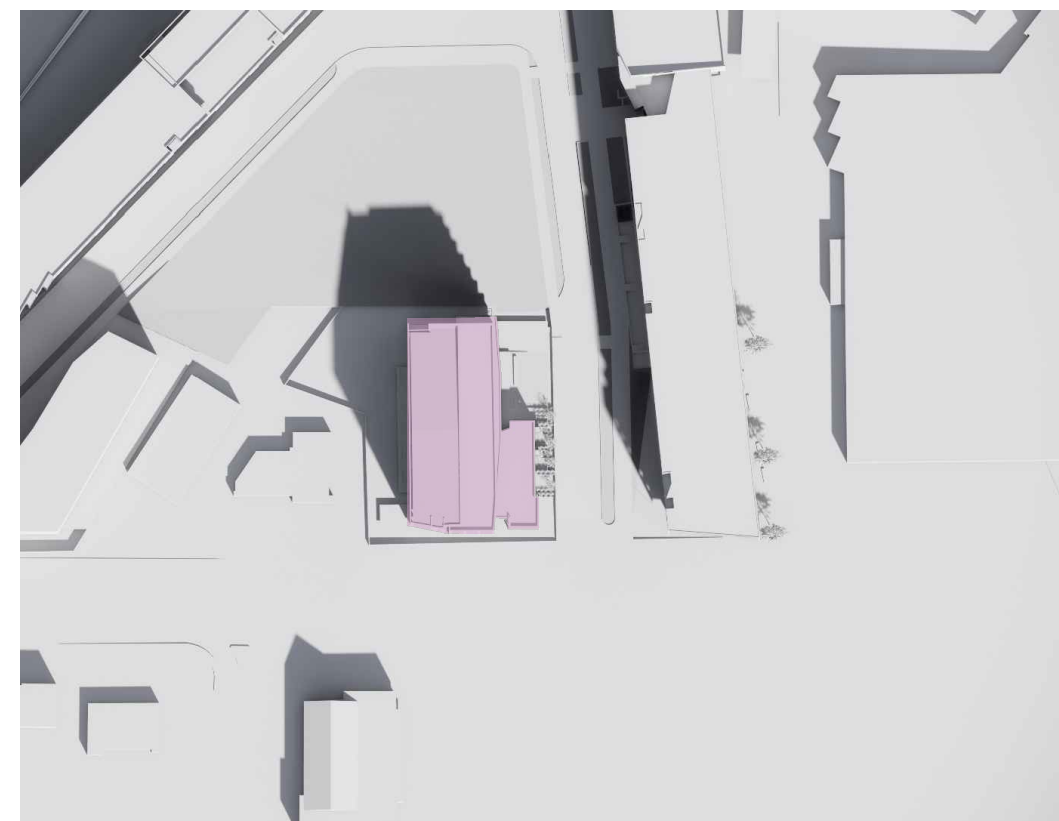
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September 21st EDT



June 21st EDT



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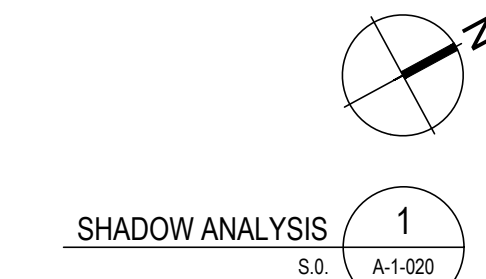
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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **SHADOW ANALYSIS**

DESIGN: NG APPROVED: XX  
 DRAWN: SJCH DATE: 2022-10-30  
 VERIFIED: XX SCALE: S.O.

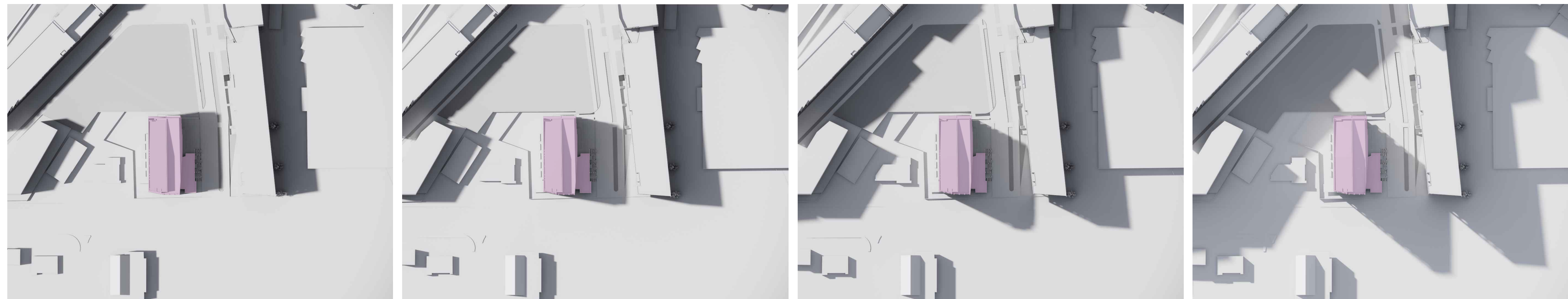
PROJECT Nº: **9426-20** DRAWING Nº: **A-1\_020**



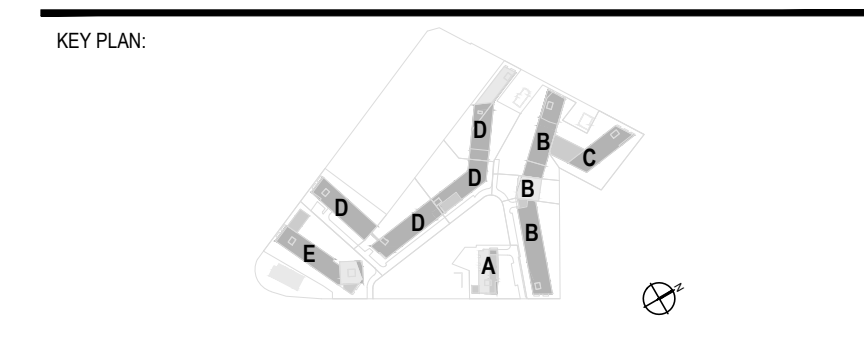
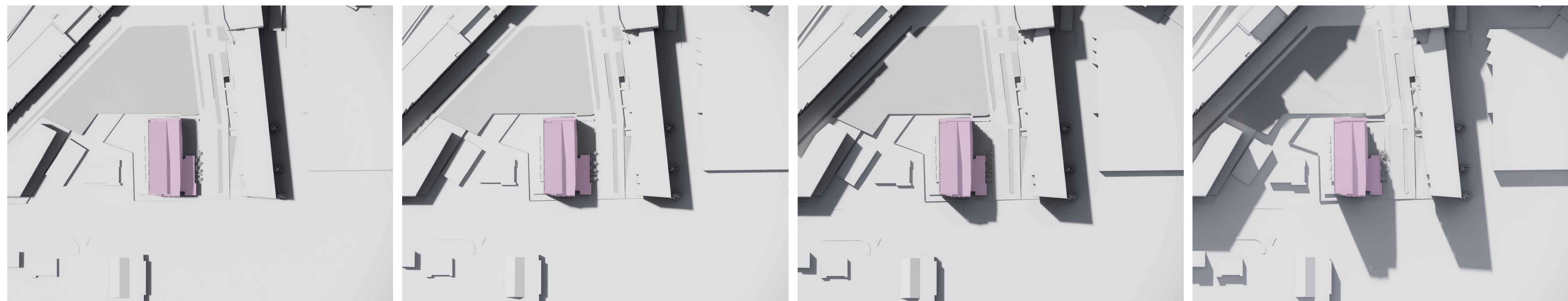
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June 21st EDT



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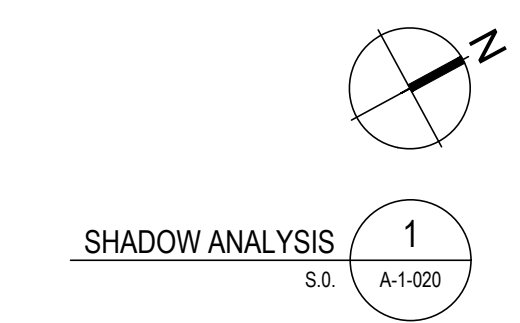
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**1500 MERIVALE**

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**SHADOW ANALYSIS**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2022-10-30
VERIFIED: XX	SCALE: S.O.
PROJECT N°:	DRAWING N°:

**9426-20 A-1\_021**



December 21st EDT

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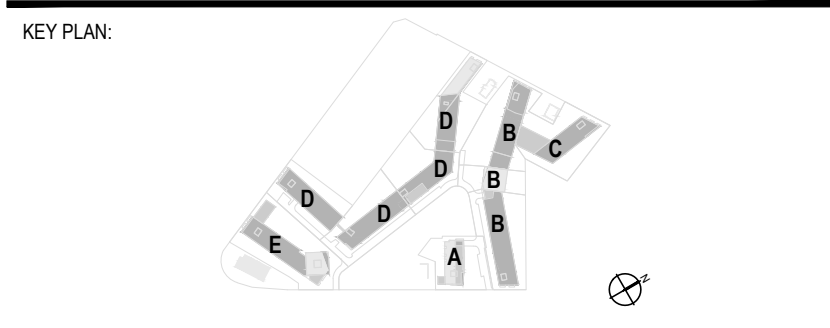
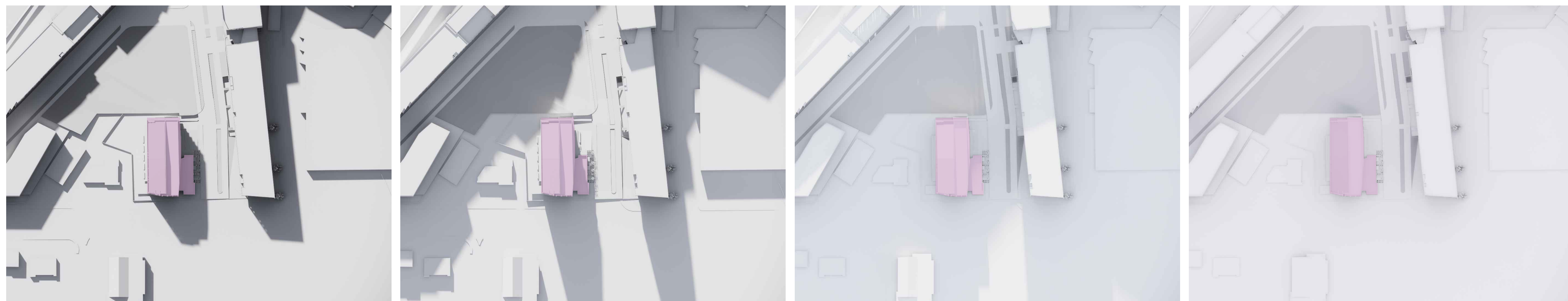
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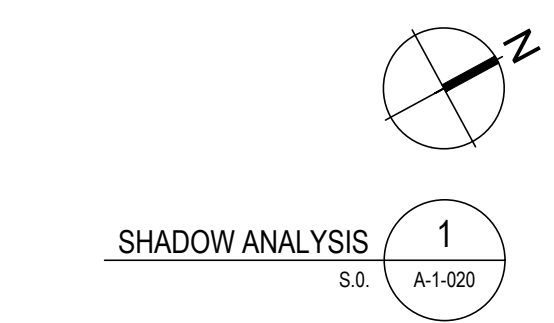
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VERIFIED:	XX	SCALE:	S.O.

PROJECT NO: **9426-20** DRAWING NO: **A-1\_022**



File D07-12-21-0152 and plan #18612



View 05 - SOUTH FROM MERIVALE ROAD



View 02 - CORNER MERIVALE ROAD AND THE NEW PUBLIC STREET



View 03 - FROM THE PUBLIC PARK



View 01 - CORNER MERIVALE ROAD - BUILDING ACCESS



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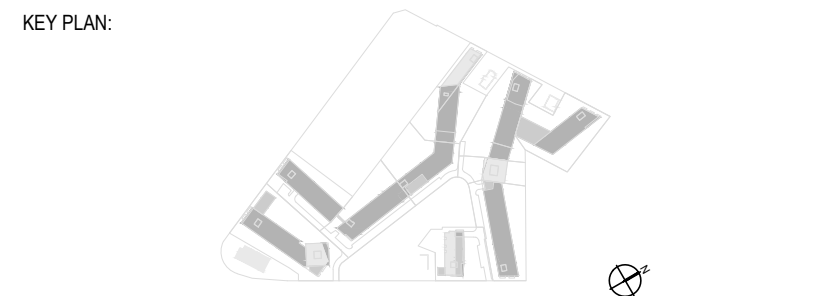
LANDSCAPE ARCHITECTS:  
**James B. Lennox and Associates Inc.**  
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 Ottawa, Ontario, K2H 5A8, T: (613) 722 5168

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**GOODEVE STRUCTURAL INC.**

CIVIL ENGINEERS: **NOVATECH** URBAN DESIGN CONSULTANTS:  
**ENGINEERING CONSULTANTS LTD.** **FOTENN**  
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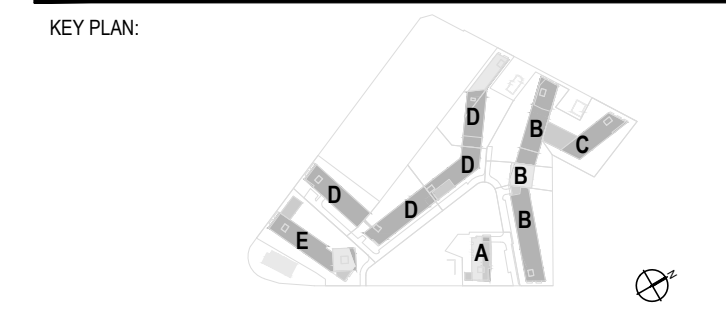
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PROJECT:  
**1500 MERIVALE**

DRAWING TITLE:  
**MODEL VIEWS**

DESIGN: NG APPROVED: XX  
 DRAWN: DATE: 2022-10-30  
 VERIFIED: XX SCALE: S.O.

PROJECT N°: 9426-20 DRAWING N°: A-1\_030



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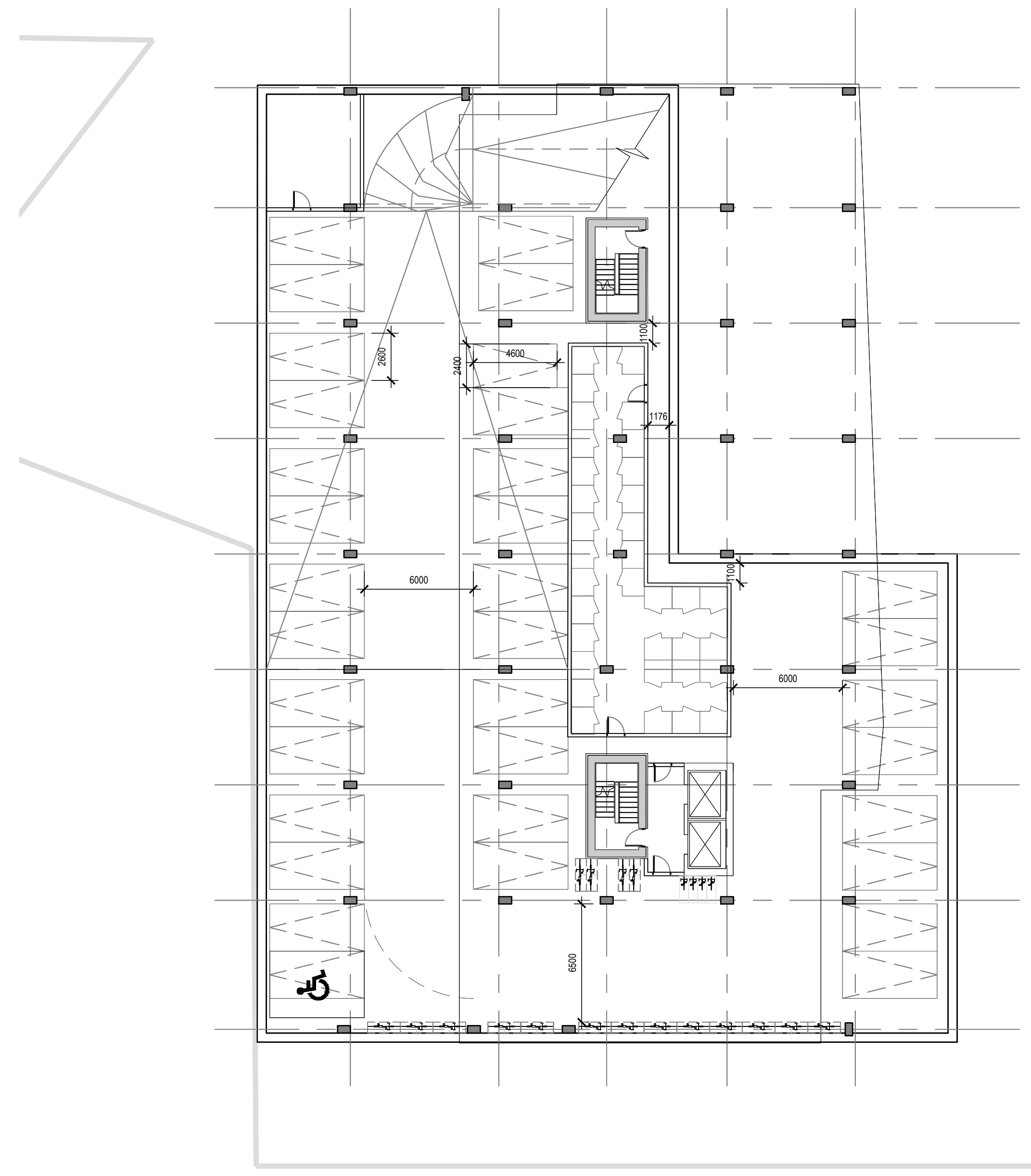
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PROJECT:  
**1500 MERIVALE**

DRAWING TITLE:  
**UNDERGROUND FLOOR PLAN - P3  
MERIVALE**

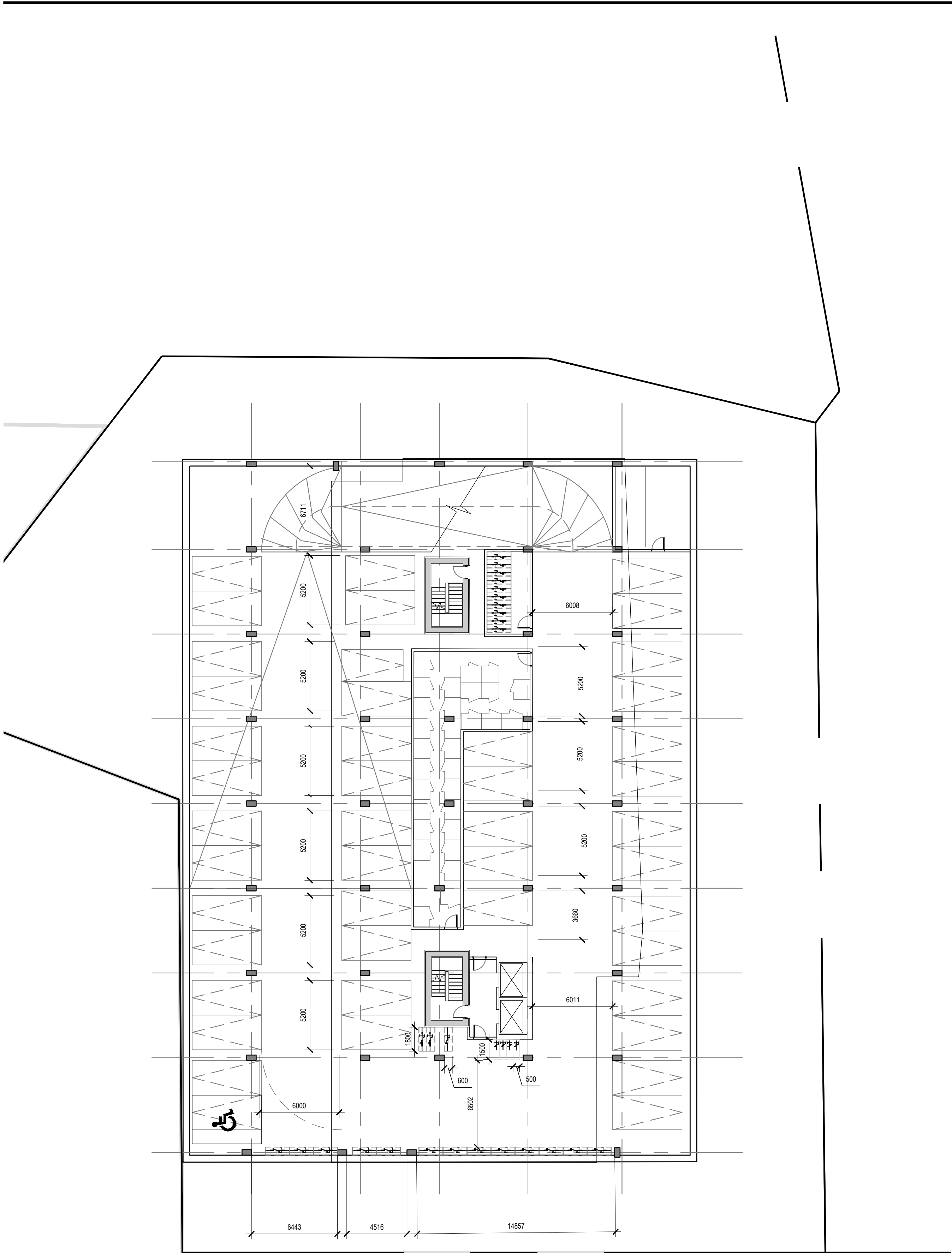
DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2022-10-30
VERIFIED: XX	SCALE: 1:200
PROJECT N°:	DRAWING N°:

**9426-20 A-1-100-B**

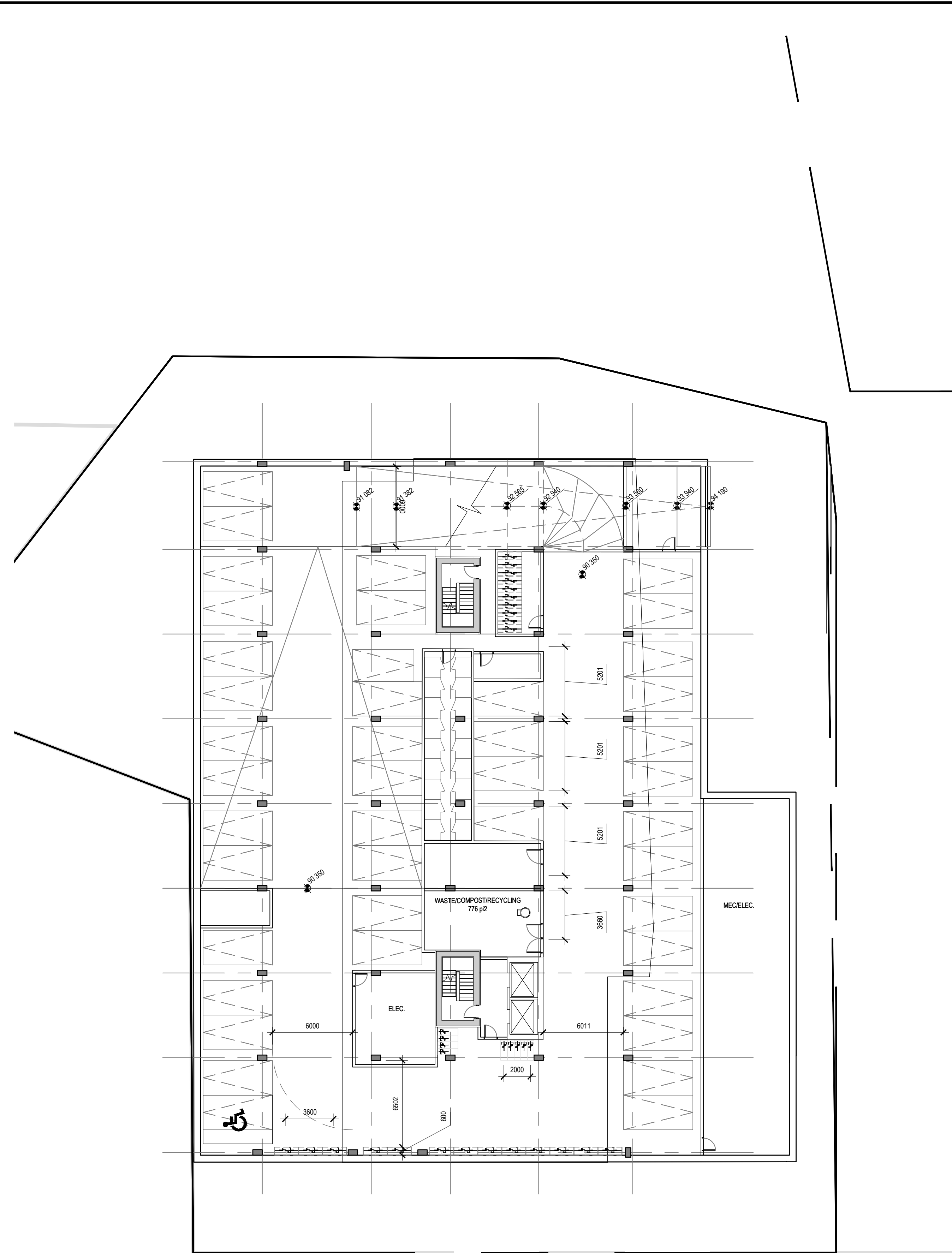


UNDERGROUND FLOOR PLAN - P3  
1:200 1 A-1-100-B

File D07-12-21-0152 and plan #18612



UNDERGROUND FLOOR PLAN - P2  
1/200  
A-1-100-A



UNDERGROUND FLOOR PLAN - P1  
1/200  
A-1-100-A

CLIENT: **CLARIDGE HOMES**  
210 Gladstone Avenue  
OTTAWA, ONTARIO K2P 0Y6  
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ARCHITECTS: **EVOQ**  
1435, RUE SAINT-ALEXANDRE, BUREAU 1000  
MONTREAL (QUEBEC) H3A 2G4  
T: 514-393-9490 F: 514-393-9498  
info@evoqarchitecture.com

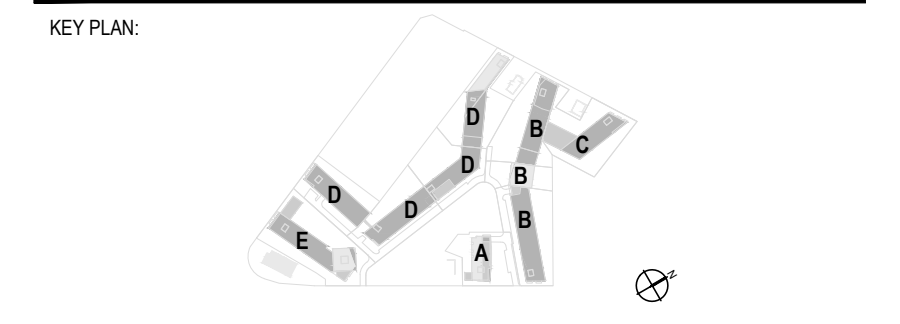
LANDSCAPE ARCHITECTS: **James B. Lennox and Associates Inc. Landscape Architects**  
3332 Carling Avenue  
Ottawa, Ontario, K2H 5A8, T: (613) 722 5168

STRUCTURAL ENGINEERS: **GOODEVE STRUCTURAL INC.**  
177 King St. East, Suite 19, Ottawa, ON K1N 1E7  
Tel: 613-228-4558 www.goodevestructure.ca

CIVIL ENGINEERS: **NOVATECH ENGINEERING CONSULTANTS LTD.**  
ENGINEERS & PLANNERS  
Suite 200, 240 Michael Cowland Dr.  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-5662  
Facsimile: (613) 254-5667  
Email: novatech@novatech-egp.com

URBAN DESIGN CONSULTANTS: **FOTENN Planning + Design**  
Fontenn  
396 Cooper St, Suite 300  
Ottawa, ON K2P 2H7  
www.fotenn.com

TOPOGRAPHICAL SURVEYOR: **Annis O'Sullivan, Vollebek Ltd., Ontario Land Surveyors**  
14 Concourse Gate, Suite 500  
Nepean, Ontario, K2E 7S6  
Tel: (613) 727-0850  
email: nepean@avolletd.com



NO.	DESCRIPTION	BY	DATE
1	SITE PLAN CONTROL - PHASE 1 - REVISED 04.3		2024-08-22
2	SITE PLAN CONTROL - PHASE 1 - REVISED 03		2024-03-19
3	SITE PLAN CONTROL - PHASE 1 - REVISED 02		2023-10-12
4	SITE PLAN CONTROL - PHASE 1 - REVISED		2023-06-21
5	SITE PLAN CONTROL - PHASE 1		2022-12-01
6	SITE PLAN CONTROL		2021-09-17
7	ISSUED FOR COORDINATION		2021-05-27

THE GENERAL CONTRACTOR :

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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **UNDERGROUND FLOOR PLAN - P1 & P2 MERIVALE**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2022-10-30
VERIFIED: XX	SCALE: 1:200
PROJECT NO: 9426-20	DRAWING NO: A-1-100-A

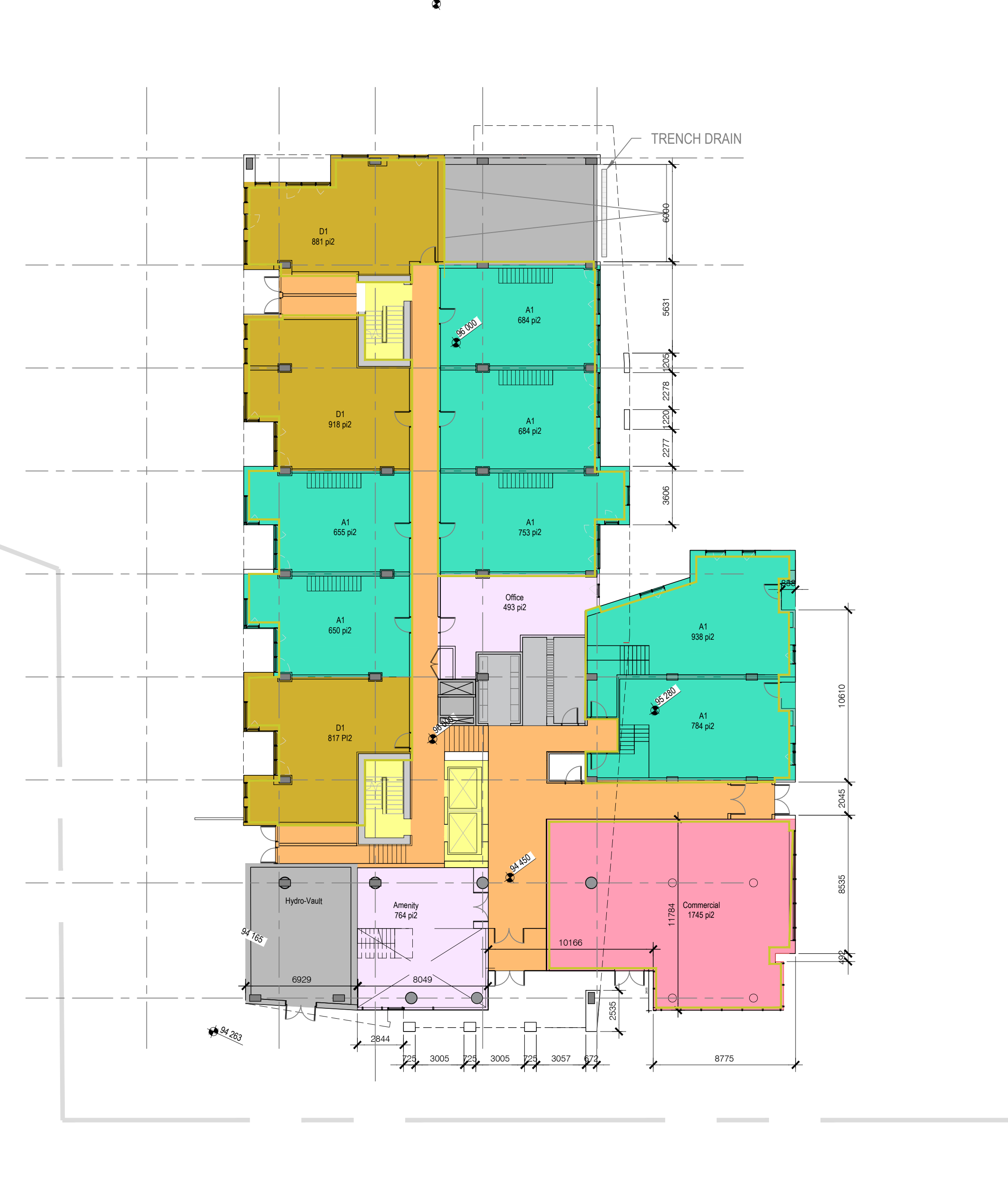
File D07-12-21-0152 and plan #18612



LEGEND	
	CIRCULATION
	COMMERCIAL
	VERTICAL CIRCULATION
	SERVICES
	AMENITY
	RESIDENTIAL - TOWN HOME
	RESIDENTIAL - STUDIO UNIT
	RESIDENTIAL - 1 BEDROOM UNIT
	RESIDENTIAL - 2 BEDROOM UNIT
	RESIDENTIAL - 3 BEDROOM UNIT



SECOND FLOOR 2  
1:200 A-1\_101



GROUND FLOOR 1  
1:200 A-1\_101

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ARCHITECTS: **EVOQ**  
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MONTREAL (QUEBEC) H3A 2G4  
T: 514-393-9490 F: 514-393-9498  
info@evogarchitecture.com

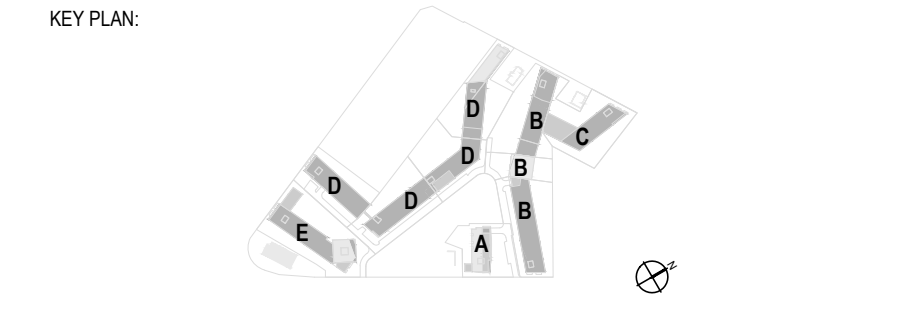
LANDSCAPE ARCHITECTS: **James B. Lennox and Associates Inc. Landscape Architects**  
3332 Carling Avenue,  
Ottawa, Ontario, K2H 5A8, T: (613) 722 5168

STRUCTURAL ENGINEERS: **GOODEVE STRUCTURAL INC.**  
177 Kings Ct., Suite 111, Ottawa, ON K2K 1Z7  
Tel: 613-226-4558 www.goodevestructural.ca

CIVIL ENGINEERS: **NOVATECH ENGINEERING CONSULTANTS LTD.**  
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Facsimile: (613) 254-9687  
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URBAN DESIGN CONSULTANTS: **FOTENN Planning + Design**  
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396 Cooper St, Suite 300  
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email: napan@annisd.com



REVISION	DESCRIPTION	DATE
SITE PLAN CONTROL - PHASE 1 - REVISED 04.3		2024-08-22
SITE PLAN CONTROL - PHASE 1 - REVISED 03		2024-03-19
SITE PLAN CONTROL - PHASE 1 - REVISED 02		2023-10-12
SITE PLAN CONTROL - PHASE 1 - REVISED		2023-06-21
SITE PLAN CONTROL - PHASE 1		2022-12-01
SITE PLAN CONTROL		2021-09-17
ISSUED FOR COORDINATION		2021-05-27
N°:	DESCRIPTION:	BY DATE

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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **GROUND FLOOR & SECOND FLOOR MERIVALE**

DESIGN: NG APPROVED: XX  
DRAWN: SJCH DATE: 2022-10-30  
VERIFIED: XX SCALE: 1:200

PROJECT N°: **9426-20** DRAWING N°: **A-1\_101**

File D07-12-21-0152 and plan #18612

LEGEND	
	CIRCULATION
	COMMERCIAL
	VERTICAL CIRCULATION
	SERVICES
	AMENITY
	RESIDENTIAL - TOWN HOME
	RESIDENTIAL - STUDIO UNIT
	RESIDENTIAL - 1 BEDROOM UNIT
	RESIDENTIAL - 2 BEDROOM UNIT
	RESIDENTIAL - 3 BEDROOM UNIT



TYPICAL FLOOR PLAN 8-9  
1:200  
2  
A-1-102



TYPICAL FLOOR PLAN 3-4-5-6-7  
1:200  
1  
A-1-102



File D07-12-21-0152 and plan #18612

CLIENT: **CLARIDGE HOMES**  
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ARCHITECTS: **EVOQ**  
 1435, RUE SAINT-ALEXANDRE, BUREAU 1000  
 MONTRÉAL (QUÉBEC) H3A 2G4  
 T: 514-393-9490 F: 514-393-9498  
 info@evoqarchitecture.com

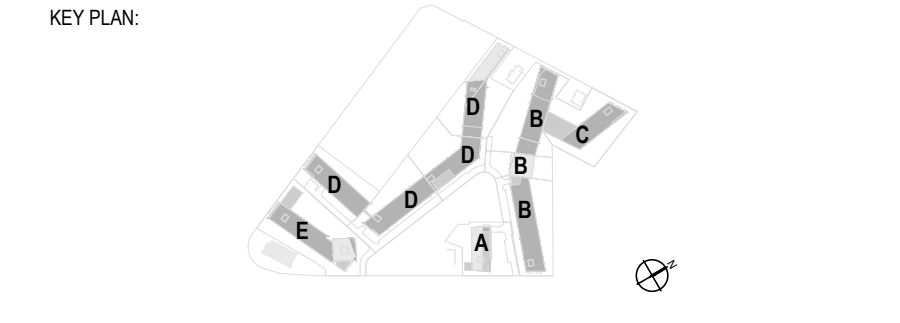
LANDSCAPE ARCHITECTS: **James B. Lennox and Associates Inc. Landscape Architects**  
 3332 Carling Avenue  
 Ottawa, Ontario, K2H 5A8, T: (613) 722 5168

STRUCTURAL ENGINEERS: **GOODEVE STRUCTURAL INC.**  
 77 Airport Dr., Suite 15, Ottawa, ON K2E 7Z7  
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CIVIL ENGINEERS: **NOVATECH ENGINEERING CONSULTANTS LTD.**  
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 Telephone: (613) 254-6663  
 Facsimile: (613) 254-5887  
 E-mail: novainfo@novatech-eng.com

URBAN DESIGN CONSULTANTS: **FOTENN Planning + Design**  
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REVISION	DESCRIPTION	DATE
1	SITE PLAN CONTROL - PHASE 1 - REVISED 04.3	2024-08-22
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4	SITE PLAN CONTROL - PHASE 1 - REVISED	2023-06-21
5	SITE PLAN CONTROL - PHASE 1	2022-12-01
6	SITE PLAN CONTROL	2021-09-17
7	ISSUED FOR COORDINATION	2021-05-27

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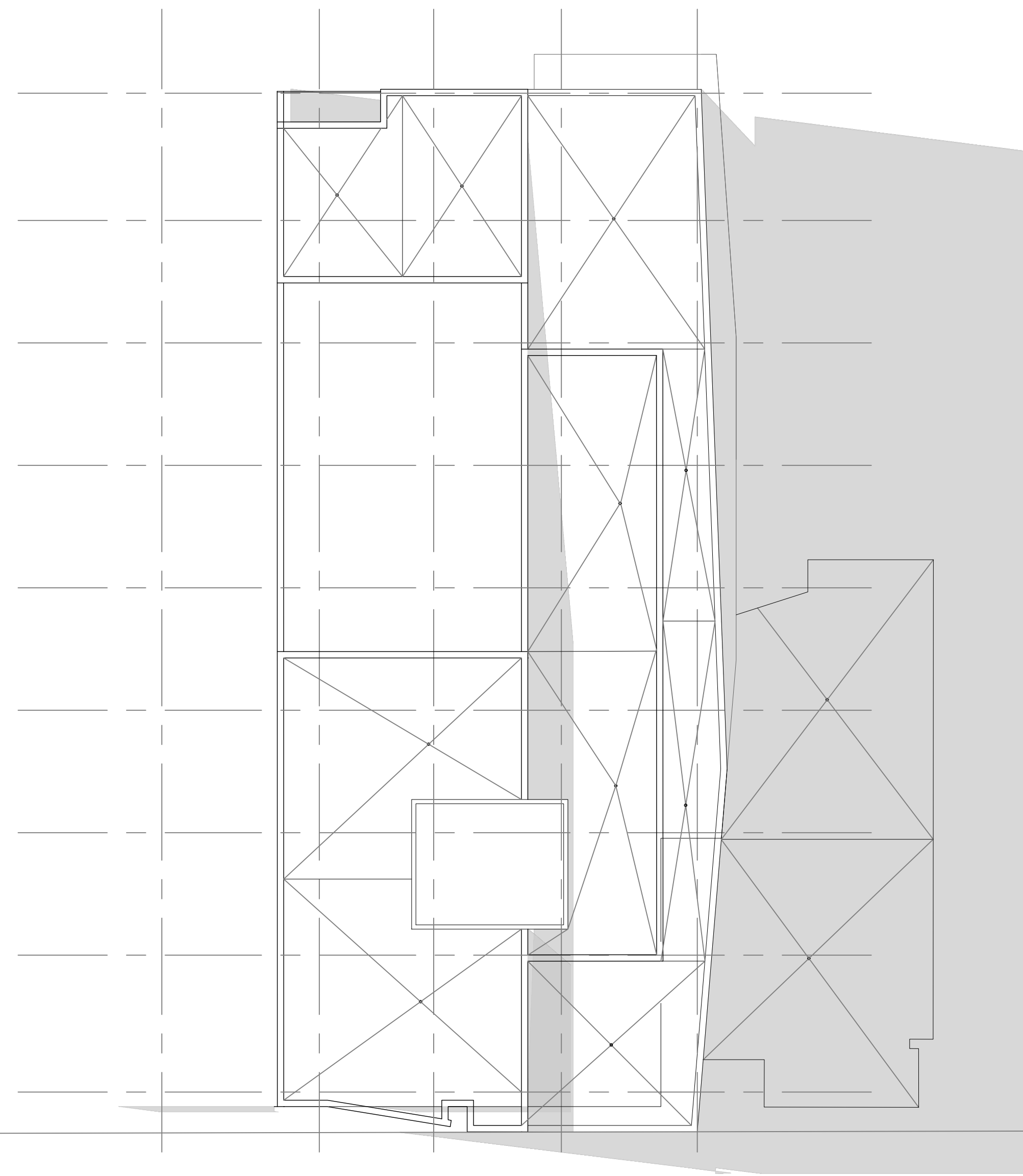
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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **TYPICAL FLOOR PLAN 3-4-5-6-7  
TYPICAL FLOOR PLAN 8-9  
MERIVALE**

DESIGN: NG	APPROVED: XX
DRAWN: SJ/CH	DATE: 2022-10-30
VERIFIED: XX	SCALE: 1:200

PROJECT N°: **9426-20** DRAWING N°: **A-1-102**



ROOF PLAN 2  
1:200 A-1-103



10TH FLOOR PLAN 1  
1:200 A-1-103

**LEGEND**

- CIRCULATION
- COMMERCIAL
- VERTICAL CIRCULATION
- SERVICES
- AMENITY
- RESIDENTIAL - TOWN HOME
- RESIDENTIAL - STUDIO UNIT
- RESIDENTIAL - 1 BEDROOM UNIT
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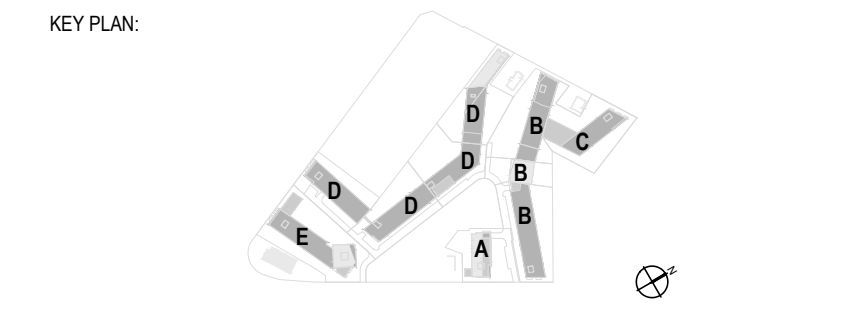
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CIVIL ENGINEERS: **NOVATECH ENGINEERING CONSULTANTS LTD.**  
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 email: nepean@aovltd.com



SITE PLAN CONTROL - PHASE 1 - REVISED 04.3	2024-08-22
SITE PLAN CONTROL - PHASE 1 - REVISED 03	2024-03-19
SITE PLAN CONTROL - PHASE 1 - REVISED 02	2023-10-12
SITE PLAN CONTROL - PHASE 1 - REVISED	2023-06-21
SITE PLAN CONTROL - PHASE 1	2022-12-01
SITE PLAN CONTROL	2021-09-17
ISSUED FOR COORDINATION	2021-05-27
N°: DESCRIPTION	BY DATE

REVISION:

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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **10TH FLOOR PLAN  
ROOF PLAN  
MERIVALE**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2022-10-30
VERIFIED: XX	SCALE: 1:200

PROJECT N°: **9426-20** DRAWING N°: **A-1-103**



File D07-12-21-0152 and plan #18612





102 050 PODIUM ROOF

101 900 3rd FLOOR

98 950 2nd FLOOR

96 000 GROUND FLOOR (UPPER)

94 450 GROUND FLOOR (LOWER)



ENLARGED STREET ELEVATION - NEW PUBLIC ROAD

1:50 A-1-301

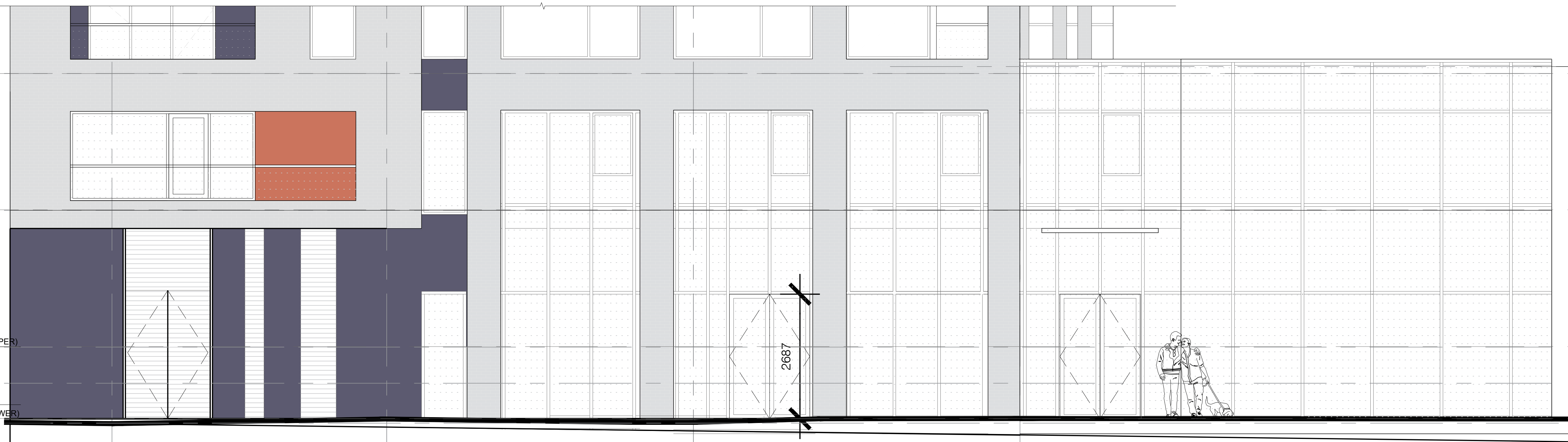
102 050 PODIUM ROOF

101 900 3rd FLOOR

98 950 2nd FLOOR

96 000 GROUND FLOOR (UPPER)

94 450 GROUND FLOOR (LOWER)



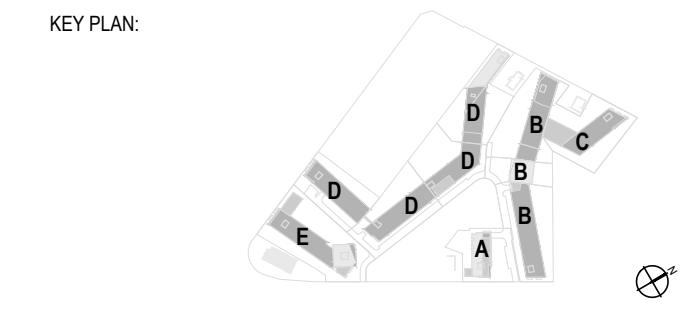
ENLARGED STREET ELEVATION - MERIVALE ROAD

1:50 A-1-301

1 0 2 4 6 8 10m

GRAPHIC SCALE

File D07-12-21-0152 and plan #18612



NO.	DESCRIPTION	DATE
1	SITE PLAN CONTROL - PHASE 1 - REVISED 04.3	2024-08-22
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PROJECT: 1500 MERIVALE

DRAWING TITLE: ELEVATIONS

DESIGN:	NG	APPROVED:	XX
DRAWN:	SJCH	DATE:	2021-10-30
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-20 DRAWING N°: A-1\_301