

ZONING BY LAW - AM10(2217) H34	
<b>SETBACKS (from ROW)</b>	
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**

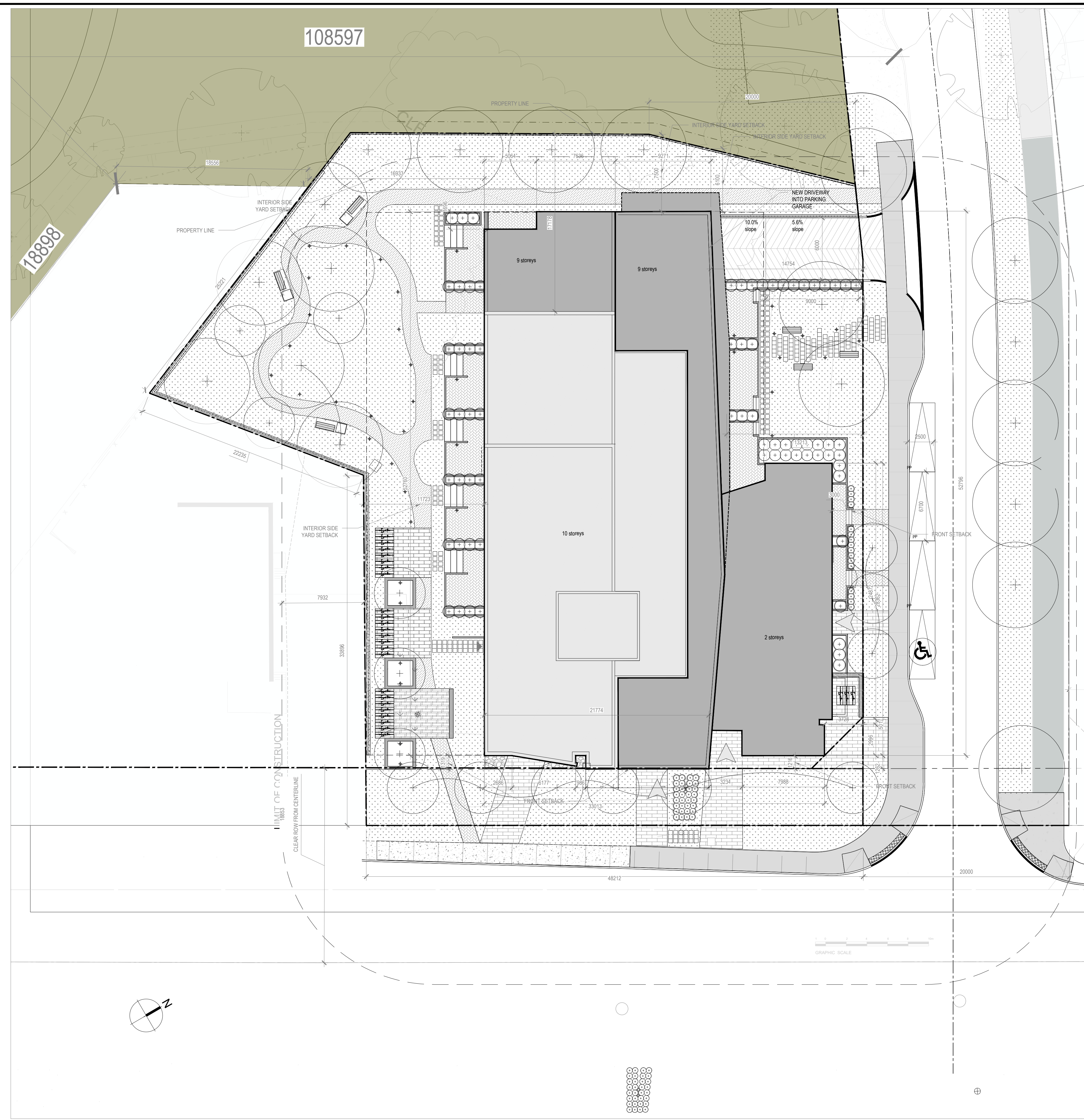
PROJECT STATISTICS	
SITE AREA (m <sup>2</sup> )	3,275
BUILDING HEIGHT (STOREYS)	10
UNIT SUMMARY	
TOWNHOME (A)	7
STUDIO (B)	1
1 BEDROOM (C)	74
2 BEDROOMS (D)	28
3 BEDROOMS (E)	15
<b>TOTAL</b>	<b>125</b>

PARKING SUMMARY	
RESIDENT CAR PARKING PROVIDED	111
VISITOR CAR PARKING PROVIDED	11
<b>TOTAL CAR PARKING PROVIDED</b>	<b>122</b>
BICYCLE STORAGE PROVIDED (INTERIOR)	83
BICYCLE STORAGE PROVIDED (EXTERIOR)	28
<b>BICYCLE STORAGE PROVIDED (TOTAL)</b>	<b>111</b>
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
<b>TOTAL AMENITIES (m<sup>2</sup>)</b>	<b>3073.70</b>

PARKING LEVELS													
Floor	AREA (m <sup>2</sup> )	PARKING				TOTAL	Bicycle Storage						
		BFA	Standard	Small	Accessible		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
<b>TOTAL</b>	<b>5835</b>	<b>116</b>	<b>3</b>	<b>3</b>	<b>122</b>	<b>66</b>	<b>17</b>	<b>28</b>	<b>111</b>				

PHASE 1 - 10 Storeys															
Floor	BFA	AREA (sq ft)				UNITS					AMENITIES (sq ft)				
		Sellable Area (Residential)	Leasable Area (Commercial)	Townhome	Studio	1BR	2BR	3BR	Total	Common	Balconies (private terraces)	Total			
P3	1630														
P2	2028														
P1	2211														
<b>TOTAL</b>	<b>5870</b>													<b>0.00</b>	
G	15285	7373	1647	7						3		10	14081	2885	16966
2	15231	10775			1	3	2	2		8	614	8	614	1862	2476
3	12066	9618				11	3	1		15				1485	1485
4	12066	10125				11	3	1		15				1485	1485
5	12066	10125				9	3	2		14				1485	1485
6	12066	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
<b>TOTAL</b>	<b>122020</b>	<b>93516</b>	<b>1647</b>	<b>7</b>	<b>1</b>	<b>74</b>	<b>28</b>	<b>15</b>	<b>125</b>	<b>16525</b>	<b>16560</b>			<b>33085</b>	



SITE PLAN - PHASE 1 1  
1:200 A-1,010

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

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Facsimile: (613) 254-9867  
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URBAN DESIGN CONSULTANTS: **FOTENN Planning + Design**  
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KEY PLAN:

NO.	DESCRIPTION	BY	DATE
	SITE PLAN CONTROL - PHASE 1 - REVISED 04		2024-11-21
	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

REVISION:

THE GENERAL CONTRACTOR:

- SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
- SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
- SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.
- ANY INDIVIDUAL OR FIRM THAT HAVE RECEIVED ELECTRONIC DOCUMENT SHALL USE THEM AT THEIR OWN RISK. ONLY ORIGINAL DRAWINGS, STAMPED BY THE ARCHITECT, MAY BE USED FOR CONSTRUCTION.

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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **SITE PLAN**

DESIGN: NG APPROVED: XX  
DRAWN: SJ/CH DATE: 2021-10-30  
VERIFIED: XX SCALE: 1:200

PROJECT NO: **9426-20** DRAWING NO: **A-1-010-B**