

ZONING REQUIREMENTS - TM				
EXISTING ZONING:	TM(2190)	Traditional Main Street Zone		
PROPOSED ZONING:	TM(2190)	Traditional Main Street Zone		
PARKING	REQUIRED	PROVIDED	COMPLIES Y/N	
OFF-STREET PARKING	4	4	Y	
VISITOR PARKING	1	1	Y	
BARRIER FREE PARKING	0	0	Y	
BICYCLE PARKING	10	22 (STACKED)	Y	
SETBACKS				
FRONT YARD	MIN 2M	2M	Y	
FRONT YARD ABOVE 15M	MIN 2M	2M	Y	
REAR YARD	7.5M	7.5M	Y	
SIDE YARD (NORTH)	1.2M	1.2M	Y	
SIDE YARD (SOUTH)	1.2M	1.2M	Y	
MAX HEIGHT TO ROOF MIDPOINT	20M	20M	Y	
MINIMUM LOT WIDTH	0	13.73M	Y	
BUILDING COVERAGE/AREA	N/A	50.5%	Y	
TOTAL GFA	N/A	1,410 SM	Y	
AMENITY SPACE AREA	0 SM PER UNIT + 125M COMMON + 171 SM COMMON OF + 159 SM		Y	
TOTAL NUMBER OF UNITS	N/A	20	Y	
MIN LANDSCAPE BUFFER	0 - NOT ADJUTING A STREET	N/A	Y	

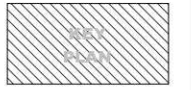
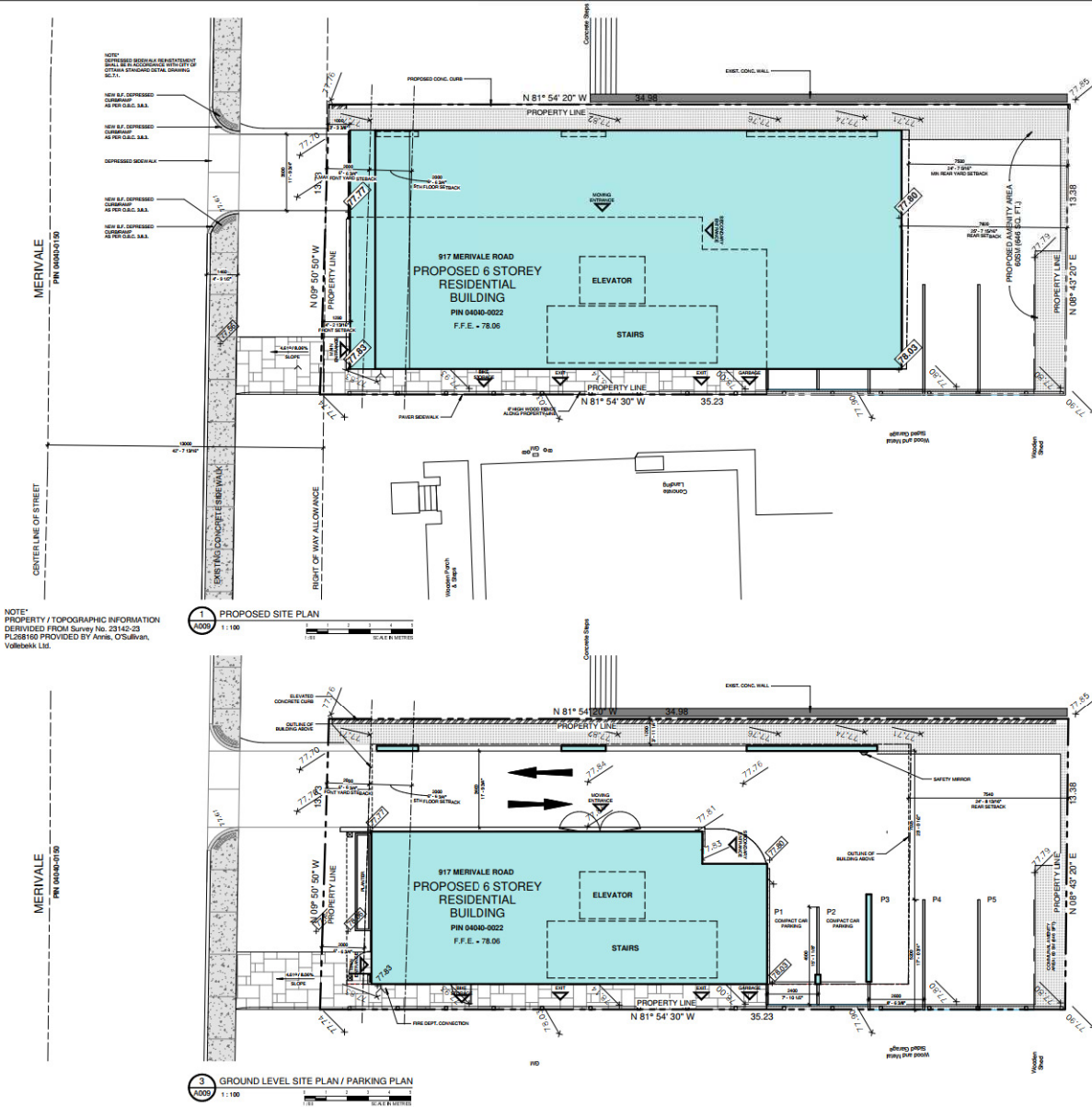
SITE		
ITEM	AREA	% TOTAL
LOT AREA	481.5 SM (5,183 SFT)	100%
BUILDING AREA	243 SM (2,622 SFT)	50.5%
GROSS FLOOR AREA	1,410 SM (15,182 SFT)	
ASPHALT/CONC. AREA	168.5 SM (1,813 SFT)	35%
LANDSCAPED AREA	REAR LOT AREA 70 SM (750 SFT)	14.5%

UNIT					
LEVEL	STUDIO	1 BED	2 BED	TOTAL	FLOOR AREA
BASEMENT	0	0	0	0	129 SM (1390 SFT)
MAIN FLOOR	0	0	0	0	130 SM (1402 SFT)
2ND FLOOR	0	4	0	4	259 SM (2790 SFT)
3RD FLOOR	0	4	0	4	259 SM (2790 SFT)
4TH FLOOR	0	4	0	4	259 SM (2790 SFT)
5TH FLOOR	0	4	0	4	251 SM (2705 SFT)
6TH FLOOR	0	4	0	4	251 SM (2705 SFT)
TOTAL	0	20	0	20	1410 SM (15,182 SFT) A.G.

PARKING					
USAGE	COUNT	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	COMPLIES (Y/N)
STUDIOS*					Y
1 BED*	20	0-12 UNITS = 0 13-20 UNITS = 0.5	4	4	Y
2 BED					Y
BF SPOTS					Y
VISITOR		0-12 UNITS = 0 13-20 UNITS = 0.5	1	1	Y
TOTAL	20		5	5	Y

ESTABLISHED GRADE ELEVATION DATA		
BUILDING CORNER	ELEVATION	CALCULATION
NORTH WEST CORNER	77.77	77.77 + 77.80 + 78.03 + 77.83 = 311.43
NORTH EAST CORNER	77.80	
SOUTH EAST CORNER	78.03	
SOUTH WEST CORNER	77.83	311.43 / 4 = 77.8575
AVERAGE GRADE ELEVATION		AVG ELEV. = 77.86

WASTE MANAGEMENT DATA				
USAGE	WASTE TYPE	REQ. CY	BINS PROVIDED	COMPLIES (Y/N)
GARBAGE	LOOSE	0.11 CY/UNIT * 3	4 x 360L	Y
RECYCLING	LOOSE	0.08 CY/UNIT * 1	4 x 360L	Y
ORGANIC	LOOSE	(1) 240L BIN PER 50 UNITS	3 x 240L	Y



REVISION RECORD			
NO.	DATE	BY	DESCRIPTION
2	22 DEC 2024	SH	RE-ISSUED FOR SPA
1	22 JAN 2024	SH	ISSUED FOR SPA

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NO.	DATE	BY	DESCRIPTION
2	22 DEC 2024	SH	RE-ISSUED FOR SPA
1	22 JAN 2024	DS	ISSUED FOR SPA



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MERIVALE APARTMENT
917 MERIVALE RD
OTTAWA ON
for
MARC AMYOT

2301 As indicated
PROJECT SCALE
DS, SH
DRAWN
SH
REVIEWED

PROPOSED SITE PLAN

A009

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