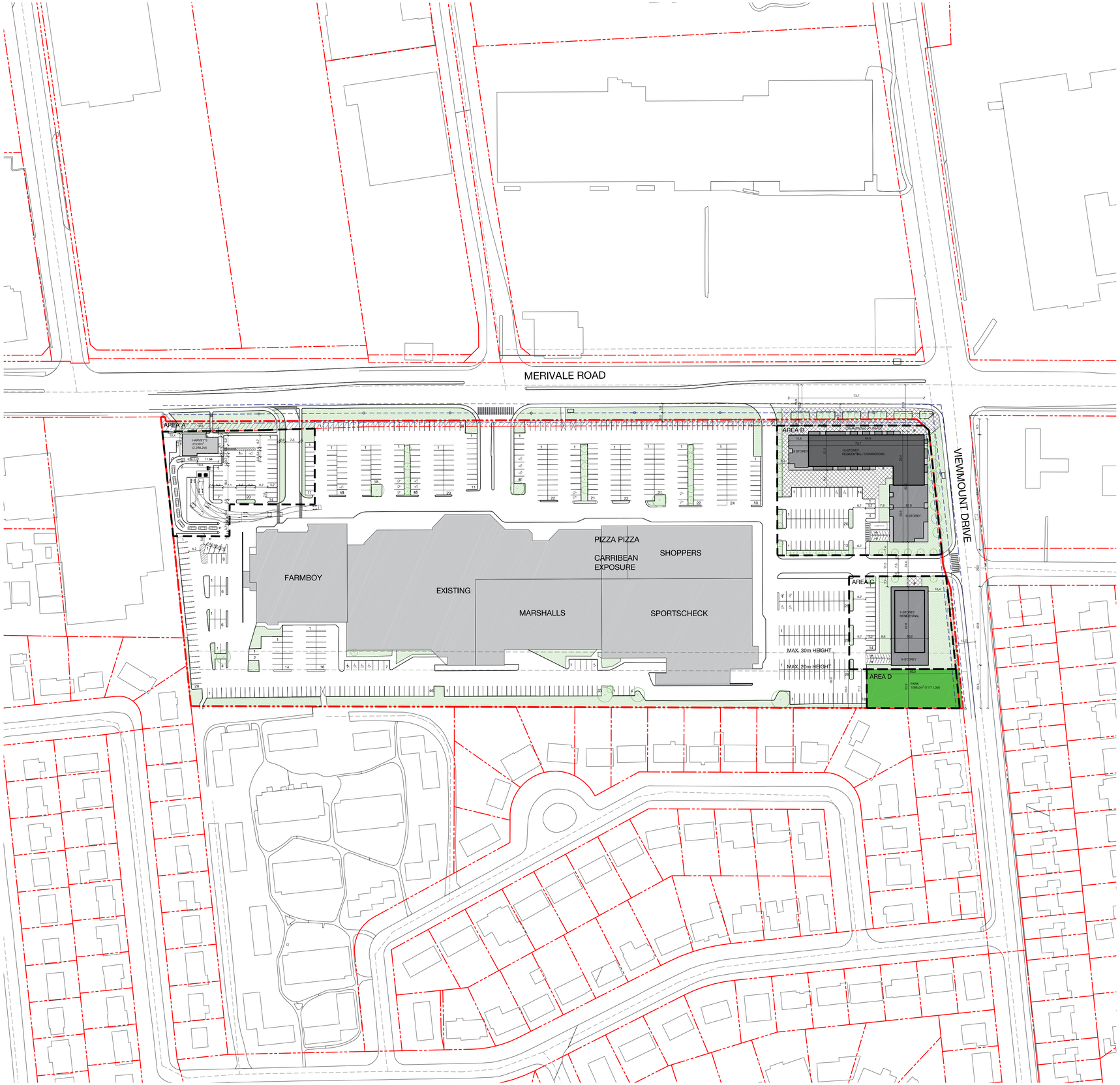


SITE INFORMATION

ZONING	AM10

SITE AREA	
Total Site Area:	65,385m^2 (703,798sf)

HEIGHT	
Abutting Residential:	
Within 20m of rear lot line:	11m
Within 30m of rear lot line:	20m
Otherwise:	30m but no greater than 9 storeys

SETBACKS	F.Y.	S.Y.	R.Y.
	0m	0m	3m/7.5m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS	
12-Storey Apartment:	253
7-Storey Apartment:	70
Total:	323

GFA	Retail	Residential
Harvey's:	213m^2 (2,293sf)	
Existing Retail:	21,374m^2 (230,068sf)	
12-Storey:	1,204m^2 (12,960sf),	19,182m^2 (206,471sf)
7-Storey:		4,877m^2 (52,496sf)
Total:	**22,791m^2(245,321sf),**	**24,059m^2 (258,967sf)**

SITE AREA BEING DEVELOPED	
Area A: Harvey's	3,812m^2 (41,032sf)
Area B: 12-Storey	6,066m^2 (65,294sf)
Area C: 7-Storey	2,804m^2 (30,182sf)
Area D: Park	1,050m^2 (11,302sf)

PARKING	Required	Provided
Harvey's:	21	41
Drive-Through Stacking:		7 Cars (3mx5.7m) Before Order Board 4 Cars At Window
12-Storey:	347	371
7-Storey:	98	98

BIKE PARKING	Required	Provided
Harvey's:	1	4
12-Storey:	132	140
7-Storey:	35	35

NOTES

1. Proposed development within Area A based on Site Plan prepared by McRobie Architects.

2. Proposed development within Area B based on Site Plan Phase 2 prepared by RLA Architecture.

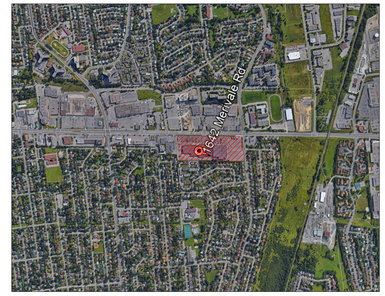
3. Footprint of proposed 7-storey apartment building based on Site Plan Phase 2 prepared by RLA Architecture; area and unit count developed per assumptions below.

4. GFA: as defined in the Zoning By-law. Assumes 85% efficiency for Retail and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.

5. For the purpose of the proposed 7-storey concept, an average unit size of 70m^2 (753sf) is used to calculate the approximate total number of units.

6. Assumes a typical residential floor height of 3m; applies to 7-storey apartment building only.

1642 MERIVALE RD (MERIVALE MALL)
CONCEPT PLAN



LEGEND

- PROPERTY BOUNDARY
- LANDSCAPE/ OPEN SPACE
- PARK
- LOW-RISE BUILDING (EXISTING AND PROPOSED)
- MID-RISE BUILDING (PROPOSED)
- TOWER (PROPOSED)
- ROW WIDENING
- PLAZA
- SITE AREA BEING DEVELOPED
- 5M FROM HYDRO LINE

0 25m 50m 100m

No.	REVISION	DATE	BY
3	AREA A REVISION	2020.06.10	EL
2	AREA B REVISION	2020.04.23	EL
1	CONCEPT PLAN	2020.04.09	EL

CLIENT
FIRST CAPITAL ASSET MANAGEMENT ULC

FOTENN Planning + Design
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DESIGNED	EL
REVIEWED	RP
DATE	2020.04.08

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